

\$190,000 - 229, 63303 867 Highway, Lac La Biche County

MLS® #A2208904

\$190,000

2 Bedroom, 1.00 Bathroom, 924 sqft
Residential on 0.45 Acres

Fork Lake Estates, Lac La Biche County,
Alberta

A well-loved and maintained family 4 season cottage on .48 acres in Fork Lake Estates. You can enjoy this property all year round or live there permanently if you want! The mobile has been well kept throughout the years with most recent upgrades being a new furnace, shingles 2023, flooring 2023, doors, deck, septic tank/system, and siding. The addition provides extra sleeping space, or a sunroom (it has sliding doors to the deck). The covered 12x32 deck has a new tin roof and water tap run underneath for easy access in the yard. The private yard is ready for you to enjoy with a huge covered gazebo. This will be a great gathering space as it has a central firepit with roof vent, a grill on a pulley system, and for those chilly days, custom tarp sides that can be easily attached. Three other outbuildings: storage shed for the golf cart, wood shed, work shed and an bougie outhouse! The owner has installed alarms on septic tank which is 1650 gallons in size. The cistern is 3000 gallons in size. Fork Lake is a great spot for beach lovers and boaters alike! There is a huge sandy beach which is a short walk from the property...or take the golf cart with all your gear. A boat launch and dock are nearby as well. The Fork Lake Campground is a very short drive away if you need room the for the family reunion! Fork Lake is located two hours north east of Edmonton, 2.5 south east of Fort



McMurray and 40 minutes from Lac La Biche. The Rich Lake Store is a short drive away if snack or fuel are needed. This is a great opportunity buy a lake property that's ready to go and priced to sell.

Built in 1977

Essential Information

MLS® #	A2208904
Price	\$190,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	924
Acres	0.45
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	229, 63303 867 Highway
Subdivision	Fork Lake Estates
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

Amenities

Parking Spaces	8
Parking	Off Street, RV Access/Parking, Golf Cart Garage

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Recreation Facilities
Appliances	Dryer, Freezer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Basement None

Exterior

Exterior Features Fire Pit, Storage, Boat Slip

Lot Description Few Trees, Fruit Trees/Shrub(s), Gazebo, Private, Rectangular Lot, Greenbelt, Gentle Sloping

Roof Asphalt, Metal

Construction Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed April 4th, 2025

Days on Market 2

Zoning CR

Listing Details

Listing Office People 1st Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.