

# \$539,000 - 14479 Twp 683 Road, Lac La Biche

MLS® #A2192689

**\$539,000**

5 Bedroom, 4.00 Bathroom, 1,829 sqft  
Residential on 3.39 Acres

NONE, Lac La Biche, Alberta

This truly one-of-a-kind property spans 3.39 acres on the north side of Lac La Biche Lake, offering privacy, natural beauty, and endless potential.

Situated adjacent to the Poplar Point subdivision, this custom-built home was crafted in 1994 by Hans Schaefer, a German craftsman and land developer known for his expertise in the area. Originally designed and operated as a bed and breakfast, the walkout basement features two guest bedrooms, each with a private ensuite. Guests could step directly outside to enjoy the lake, relax on a private patio, or grill meals in the sun. The basement also includes a shared living room, a workout area, a kitchenette, a cedar sauna, and a shared laundry space connected to the upper level. While the basement could benefit from some modern updates, its layout and functionality remain excellent.

The main floor showcases impressive craftsmanship, including cedar log walls milled in a "D" cut style, offering a smooth interior finish. This level features three spacious bedrooms, an office, a cozy reading nook, a dining room, a well-designed kitchen and a massive living room centered around a wood-burning stove that can heat the whole house. The kitchen's layout is both practical and picturesque, with stunning lake views that provide breathtaking sunsets.

Additional highlights of the property include: a durable metal roof installed just 7 years ago, a heated, insulated double attached garage, a



new 2,500 gallon cistern in the garage, a built-in emergency generator, in-floor electric heating on the main level, wheelchair accessibility to both floors, a charming barn-style outbuilding, partially finished and perfect for a future guesthouse, extensive water lines throughout the property for garden and flower bed irrigation and unparalleled privacy with municipal reserve land and the lake bordering the property

Outdoor enthusiasts will appreciate the ability to jump on a quad and access Crown land within minutes for hunting or take advantage of the dock and boatlift through the municipal reserve for effortless fishing trips.

This exceptional property would make a fantastic group purchase! Please note that some photos have been virtually staged.

Built in 1994

### **Essential Information**

MLS® #	A2192689
Price	\$539,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,829
Acres	3.39
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	14479 Twp 683 Road
Subdivision	NONE
City	Lac La Biche

County Lac La Biche County  
Province Alberta  
Postal Code T0A 2C0

### **Amenities**

Utilities Electricity Connected  
Parking Spaces 6  
Parking Carport, Double Garage Attached, Driveway, Gravel Driveway  
# of Garages 2  
Waterfront Lake

### **Interior**

Interior Features Beamed Ceilings, Central Vacuum, High Ceilings, Kitchen Island, Sauna, Separate Entrance, Wood Windows  
Appliances Electric Stove, Refrigerator, Washer/Dryer  
Heating Fireplace(s), Natural Gas, Wood Stove, Wood  
Cooling None  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Basement, Brick Facing, Gas, Glass Doors, Living Room, Masonry, Wood Burning, Kitchen  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard  
Lot Description Backs on to Park/Green Space, Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot  
Roof Metal, See Remarks  
Construction See Remarks  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 5th, 2025  
Days on Market 36  
Zoning country residential

### **Listing Details**

Listing Office People 1st Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. 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.