

# \$830,000 - 938,13441 665a Twp Rd, Beaver Lake

MLS® #A2209491

**\$830,000**

3 Bedroom, 4.00 Bathroom, 2,297 sqft  
Residential on 0.41 Acres

Beaver Lake, Beaver Lake, Alberta

Lakefront Beaver Lake, Youngs Beach area. Here's your opportunity to own lakefront on Beaver lake. 4500 Total Sq. Ft. home on a fully serviced lakefront lot. The main floor feature 3 bathrooms, 3 bedrooms, two gathering area with a formal sunken living room and a family open to the kitchen/ dining area . From the kitchen and familyroom you'll love the panoramic view and the access to the large deck overlooking Beaver lake and beach. Other main floor features include access to the large attched heated garage, main floor laundry ( which could be converted back to a lakeview office) The basement has a walkout access to the back yard but its real appeal is the huge open space to host large family gatherings. Jump back to the eighties in tthis 1800 sq ft party room and enjoy the large bar, brick fireplace and decor or make it your own and do some updating to your own taste. Whatever you decide with the house the beautiful views of the lake, its beauty and recreational opportunities are endless. This fully served .4 acre lakefront lot with gentle slope access is an opportunity of a lifetime as they don't make anymore of these on this lake. Call today for a personal viewing.

Built in 1980

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2209491  |
| Price  | \$830,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,297       |
| Acres          | 0.41        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 938,13441 665a Twp Rd |
| Subdivision | Beaver Lake           |
| City        | Beaver Lake           |
| County      | Lac La Biche County   |
| Province    | Alberta               |
| Postal Code | T0A 2C1               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 8  |
| Parking        | Double Garage Attached, Parking Pad              |
| # of Garages   | 2  |
| Is Waterfront  | Yes  |
| Waterfront     | Beach Front, Lake Front, See Remarks, Waterfront |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Kitchen Island   |
| Appliances        | Dishwasher, Electric Cooktop, Electric Stove, Garburator, Refrigerator, Washer/Dryer |
| Heating           | Boiler, Fireplace(s), Hot Water, Natural Gas   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Oak  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Up To Grade   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Front Yard, Landscaped, Lawn, Private, Beach, Waterfront |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                          |
|----------------|--------------------------|
| Date Listed    | April 6th, 2025          |
| Days on Market | 11                       |
| Zoning         | low Density Hamlet Resid |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.