

**102, 14457 TWP RD 683  
Lac La Biche, Alberta****MLS # A2194974****\$332,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.51 Acre		
<b>Lot Feat:</b>	Cleared, Corner Lot, Few Trees, Gazebo, Landscaped, Lawn, Level, No Neigh		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Log	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), WaterSense Fixture(s), Wood Counters		
<b>Inclusions:</b>	n/a		

This wonderful log home in a peaceful setting can be your family's full time home, or a retreat for family and friends who love the outdoors! Poplar Point is charming subdivision located about 30 km from Lac Lac La Biche or Plamondon, and about a 3 hour drive from Edmonton or Fort McMurray. Find your way to this park like setting filled with beautiful log home residences in a quiet subdivision on the north side of Lac La Biche Lake! It's a 30 minute drive to Lac la Biche, or Plamondon, and 2.5 hours from Fort McMurray on pavement, The serenity of this area makes it the perfect place to live or get away to for those who love nature, outdoor recreational activities, and want to get away from the hustle and bustle. This gorgeous turn-key log home is being sold by the original owners who keep it immaculate! The warmth of the logs, decor, gas fireplace and the open concept with large, natural light make this place specially. On the main floor there is a high ceiling over the dining room, and livingroom, a beautiful modern kitchen, 2 bedrooms and a 3 piece bath room. Upstairs is a large master bedroom with plenty of room for a king size bed and furniture, with a 3 piece ensuite bathroom, a walk-in closet, and plus a reading nook/sitting area! This nook is just outside the master bedroom in the loft area is perfect little area to relax with a book or set up a desk space. The glass railing allows you too see the views through the upper windows! The operations of this home are highly efficient from the furnace to the appliances and toilets! The kitchen features bamboo counter tops, gorgeous tile, stainless steel appliances appliances, and soft close cabinetry. The open concept between the kitchen, dining, and living room make for a wonderful gathering place for visiting with family and friends. Recent improvements include new flooring in the bedrooms, fresh paint,

new cabinetry in the entrance and in the main bathroom. If you want to move outside, you have your choice of 2 decks both measuring 10' X 24' and one has the option of a roll down awning for shade! The yard is mostly cleared and level with some mature trees, and plenty of room for parking. There are 2 storage sheds included as well with room to build a garage! 5 minutes on pavement from this home is a great boat launch with plenty of parking which is also used as a winter road short cut to be in Lac La Biche. There is also a regular ice fishing spot. You can walk to the lake, go fishing, or drive a short distance to find atv trails, and go berry picking on crown land! In the winter you can hit the trails, or the lake with your snowmobile and go ice fishing! This place is a rare find ready for new owners to enjoy! Call today to book a showing!