

Courtesy Of Natalie C Kelly and Vince J Kelly Of RE/MAX Bonnyville Realty

# \$259,900 - 413 11355 Twp Rd 640, Rural Lac La Biche County

MLS® #E4393291

## \$259,900

2 Bedroom, 1.00 Bathroom, 960 sqft  
Rural on 1.81 Acres

Fork Lake, Rural Lac La Biche County, AB

Welcome to your perfect summer getaway! Nestled on a 1.8-acre lot, this 2015 mobile home is in like-new condition with most furniture included. The property offers a serene and private retreat surrounded by nature, ideal for relaxing and unwinding. Open concept main living area w/ vaulted ceiling perfect for gatherings. Living room offers numerous windows that allow for natural light. Kitchen has plenty of cabinets, eat-at counter and pantry. Dining area features bay window and sliding door leads out to the front deck. 2 Bedrooms and 1 Bath include built in cabinetry and skylight. Beautifully landscaped yard w/ mature trees, firepit area, a gazebo and even an outhouse, creating a picturesque and functional outdoor space. Detached double garage is powered w/ concrete floor. Located in a cul-de-sac that backs onto an environmental reserve. A short walk away from public access boat launch! Enjoy swimming, boating & fishing. Located between Bonnyville & Lac la Biche. Escape to the Lake!

Built in 2015

## Essential Information

MLS® #	E4393291
Price	\$259,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	1.81
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	413 11355 Twp Rd 640
Area	Rural Lac La Biche County
Subdivision	Fork Lake
City	Rural Lac La Biche County
County	ALBERTA
Province	AB
Postal Code	T0A 2C0

### **Amenities**

Features	Deck, Fire Pit, Gazebo, Vaulted Ceiling
----------	---

### **Interior**

Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Boating, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Recreation Use
Construction	Modular
Foundation	Piling

### **Additional Information**

Date Listed	June 15th, 2024
Days on Market	302

## Zoning

## Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 13th, 2025 at 9:47am MDT