

## \$630,000 - 11215 Hwy 55, Rural Lac La Biche County

MLS® #E4464113

**\$630,000**

3 Bedroom, 2.50 Bathroom, 2,626 sqft

Rural on 72.99 Acres

None, Rural Lac La Biche County, AB

Discover this spacious 2,626 sq. ft. 1.5-storey home designed for comfort and functionality. The main level features an open-concept kitchen and living area with vaulted ceilings, a sunroom perfect for relaxing year-round, plus a primary suite with private ensuite, additional full bath, and half bath. Upstairs, the loft offers excellent flex space for an office. The attached double garage provides ample parking and storage. Set on 72.99 acres of mostly treed land, this property is ideal for outdoor enthusiasts- enjoy quadding, or walks along the private trails. The property also includes a summer cottage, lean-to, small corral, and Quonset, offering options for hobby farming or storage. A country easement along the property provides access to Fork Lake great for boating, fishing, and swimming. Conveniently located only 30 minutes from Lac La Biche and 5 minutes from Fork Lake, this property delivers rural privacy with easy access to amenities.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464113  |
| Price     | \$630,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,626                  |
| Acres          | 72.99                  |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 11215 Hwy 55              |
| Area        | Rural Lac La Biche County |
| Subdivision | None                      |
| City        | Rural Lac La Biche County |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T0A 1S0                   |

### **Amenities**

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### **Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | ensuite bathroom                |
| Heating           | Forced Air-1, Natural Gas, Wood |
| Stories           | 2                               |
| Has Basement      | Yes                             |
| Basement          | See Remarks                     |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood                              |
| Exterior Features | Flat Site, Treed Lot, See Remarks |
| Construction      | Wood                              |
| Foundation        | Concrete Perimeter                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 60            |

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Listing information last updated on November 6th, 2025 at 4:32pm MST