

\$525,000 - 11219 Township Road 640a, Rural Lac La Biche County

MLS® #E4450605

\$525,000

4 Bedroom, 3.00 Bathroom, 1,391 sqft

Rural on 82.90 Acres

None, Rural Lac La Biche County, AB

Are you an outdoors person looking for that private paradise? Then this 82.9 acre property could be for you! The property itself is set up for those that love country living, with 4 pastures plus outbuildings that were used for animals (incl. a dog breeding kennel), outbuildings for storage, a huge 30'x50' shop with 2 overhead doors, and a large fenced off garden for growing your own food. The property is also well treed with 3 tree stands set up for hunters, and is surrounded by municipal reserves and grazing leases. The home has a wrap around deck where you can look out over your property and a concrete patio below from your walkout basement. The home has 4 beds and 4 baths (incl. master with 4pc en-suite!), and features a vaulted ceiling, heated floors on both levels, and a wood stove for those cozy winter nights! Upgrades include an ICF foundation, Shamrock plank flooring, Lifebreath HRV, central-vac, hot water on-demand, and the water system has been inspected and serviced this year.

Built in 1999

Essential Information

MLS® #

E4450605



Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,391
Acres	82.90
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11219 Township Road 640a
Area	Rural Lac La Biche County
Subdivision	None
City	Rural Lac La Biche County
County	ALBERTA
Province	AB
Postal Code	T0A 2C0

Amenities

Features	Deck, Fire Pit, Front Porch, Hot Water Tankless, Parking-Extra, Patio, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Workshop, See Remarks, HRV System
----------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Cross Fenced, Hillside, Landscaped, Private Setting, Recreation Use, Treed Lot, See Remarks

Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
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 August 2nd, 2025 at 7:47pm MDT