

# **\$785,000 - 938,13441 665a Twp Rd, Beaver Lake**

MLS® #A2209491

**\$785,000**

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	\$785,000



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	Lake Front, Beach Front, See Remarks, Waterfront

### Interior

Interior Features	Central Vacuum, Kitchen Island
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Electric Cooktop, Garburator
Heating	Fireplace(s), Hot Water, Natural Gas, Boiler
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	Beach, Front Yard, Landscaped, Lawn, Private, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	93
Zoning	low Density Hamlet Resid

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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