

# \$350,000 - 330 Ulliac Drive, Lac La Biche County

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MLS® #A2232320

## \$350,000

2 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.52 Acres

Ulliac Beach, Lac La Biche County, Alberta

Lakefront Living with Modern Comforts & Endless Potential! Welcome to your dream getaway or year-round home! This beautifully renovated 2-bedroom, 1.5-bath lakefront retreat offers the perfect blend of modern comfort and natural serenity. With over 1300 square feet of stylish living space situated on a generous ½-acre lot, you'll enjoy privacy, tranquility, and panoramic water views. Step inside to find, vaulted ceilings, newly updated interiors, including fresh finishes, brand-new appliances within the last 4 years, in floor heat, and an open-concept layout perfect for entertaining or relaxing. New asphalt shingles within the last 5 years, large windows flood the home with natural light and frame the picturesque lake just steps from your door. Love to fish? You won't find a better spot—cast your line from your own backyard and enjoy some of the best fishing around. Whether you're sipping your morning coffee on the deck or winding down by the water at sunset at your private beach access, this home delivers a front-row seat to nature's beauty every day. The large lot offers ample space to expand the home or add a garage—perfect for storing your boat, snowmobiles, ATVs, or any other summer and winter toys. There's already a spacious 12x16 shed. In addition to its serene setting, the home is equipped with a 3,000-gallon cistern and a private sewage system, with municipal water and sewer lines already at the property line, giving you the option to tie in.



Don't miss this rare opportunity to own a move-in-ready lakefront property—schedule your private showing today!

Built in 1998

**Essential Information**

MLS® #	A2232320
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,375
Acres	0.52
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	330 Ulliac Drive
Subdivision	Ulliac Beach
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

**Amenities**

Parking	Parking Pad
Is Waterfront	Yes

Waterfront                      Lake Front, Lake Privileges, S

**Interior**

Interior Features              Ceiling Fan(s), French Door  
Smoking Home, Pantry, Re  
Closet(s)

Appliances                      Dishwasher, Range Hood, Re

Heating                          Forced Air, Natural Gas

Cooling                          None

Basement                        None

**Exterior**

Exterior Features              Fire Pit, Private Yard, Storage

Lot Description                Lake, See Remarks, Waterfro

Roof                                Asphalt Shingle

Construction                  Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 18th, 2025

Days on Market                54

Zoning                            Country Residential

**Listing Details**

Listing Office                  RE/MAX LA BICHE REALTY

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