\$598,000 - 318 15156 Old Trail, Lac La Biche

MLS® #A2233750

\$598,000

3 Bedroom, 3.00 Bathroom, 1,400 sqft Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

Embrace Lakefront Living at Ulliac Beach!
This immaculate lakefront home offers the perfect blend of privacy, natural beauty, and year-round comfort in the sought-after Ulliac Beach subdivision, ideally located between Lac La Biche and Plamondonâ€"with paved roads right to your door! This property is hooked up to municipal water and sewer.

Set on a 0.45-acre lot and backing onto 5.75 acres of municipal reserve, you'II enjoy a gorgeous sandy beach and direct lake accessâ€"shared only with a few neighbors. This is your opportunity to live the lakefront lifestyle with room to relax, entertain, and explore.

Inside, you'II find vaulted ceilings, modern finishings, and a spacious open-concept layout. The kitchen is a chef's dream with granite countertops, a built-in double wall oven, induction cooktop, and a large stainless steel fridge. The main floor features 3 bedrooms, a full 4-piece bath, and a luxurious ensuite with double sinks, a jet tub, and a walk-in shower.

The full walkout basement is partially finished and ready for your visionâ€"design up to 3 additional bedrooms, a bathroom (roughed-in), in-floor heating (roughed in), and even a space for a potential sauna!

Outside, the landscaped yard includes a stone







walkway bordered by flower gardens, space for parking, and room to build a garage. There's an easement for boat access and a nearby public boat launch.

Located in beautiful Lac La Biche County, you're close to many other lakes, golf, the Bold Center, Sir Winston Churchill Park, and countless year-round events.

Whether you're looking for a full-time lakefront home or a luxurious weekend escape, this property delivers exceptional value and lifestyle. Don't miss your chance to own a piece of paradise!

Built in 2018

Essential Information

MLS® # A2233750 Price \$598,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,400

Acres 0.46 Year Built 2018

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 318 15156 Old Trail

Subdivision Lac La Biche
City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A 2C0

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking

Home, Pantry, Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Walk-Up To Grade, Unfinished

Exterior

Exterior Features Fire Pit, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Lake, Low Maintenance

Landscape, See Remarks

Roof Asphalt

Construction ICFs (Insulated Concrete Forms)

Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025

Days on Market 130

Zoning Country Residential

Listing Details

Listing Office RE/MAX LA BICHE REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.