

# \$800,000 - 10 65530 Rr160, Rural Lac La Biche County

MLS® #E4432973

**\$800,000**

3 Bedroom, 2.50 Bathroom, 2,264 sqft  
Rural on 160.00 Acres

None, Rural Lac La Biche County, AB

This 160-acre quarter section offers the perfect blend of comfortable country living and efficient farm operation. Nestled in a peaceful rural setting, it features two homes – ideal for extended family, rental income, or farm help. The main home is warm and rustic, filled with natural light and rich wood accents. Main floor master bed and ensuite with two more beds up and a full basement to be developed. It has an attached double garage and shop for equipment and work. The land is fenced and cross-fenced for cattle, with excellent field production consistently yielding over 300 bales annually. Livestock barns, fencing and corrals. Lots of extras and potential here. Turnkey operation or extended hobby farm. Your choice!

Built in 1975

## Essential Information

MLS® #	E4432973
Price	\$800,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,264
Acres	160.00



Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10 65530 Rr160
Area	Rural Lac La Biche County
Subdivision	None
City	Rural Lac La Biche County
County	ALBERTA
Province	AB
Postal Code	T0A 1Z0

### Amenities

Features	Hot Water Natural Gas, R.V. Storage, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, No Back Lane, No Through Road, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	8
Zoning	Zone 60

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