



GRASSROOTS
REALTY GROUP

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**10307 94 Ave.
Lac La Biche, Alberta**

MLS # A2233868



\$599,000

Division: Lac La Biche

Lot Size: 4.73 Acres

Lot Feat: Back Yard, City Lot, Cleared, Few Trees, Irregular Lot, Lawn, Level

By Town: -

LLD: -

Zoning: Medium Density Hamlet Res

Water: -

Sewer: -

Utilities: -

REDUCED! Check out this unique property in Lac La Biche! This 4.73 acre parcel in town has so much potential! The property has easy access to municipal water, sewer, and gas lines! The is an 1800 square foot steel shop with power that makes a great shop for projects, has plenty of storage, or could be used as warehouse! There is room for vehicles & equipment, and plenty of space to work! This could be a perfect location to build you dream home on acreage right in town, a great setting for a multi family residential building site, or could rezoned to commercial business in a handy location with room for a great parking lot! You could live here and operate a home business, or design and develop a bigger trade or retail business! Just a quick stroll down the sidewalk you will find schools, restaurants, and other near by amenities! Call to book your showing today!