



**GRASSROOTS**  
REALTY GROUP

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10307 94 Avenue  
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:** -

Check out this unique opportunity in Lac La Biche! This 4.73-acre parcel located within town limits offers incredible potential for a variety of uses. Zoned Medium Density Hamlet Residential, this property is ideal for future development while still offering flexibility for residential, multi-family, or potential commercial rezoning opportunities. The lot is cleared, level, and partially fenced, with a mix of open space and a few trees—making it ready for your vision. Municipal water, sewer, and gas services are conveniently accessible at the property line. A 1,800 sq ft powered steel shop provides excellent space for projects, storage, or warehouse use, with ample room for vehicles, equipment, and workspace. Whether you’re looking to build your dream home on acreage right in town, develop a multi-family project, or explore a commercial venture, this property offers endless possibilities. It’s also a great opportunity for a home-based business or future retail/trade development, with plenty of space for parking. Ideally located within walking distance to schools, restaurants, and amenities, this property combines space, convenience, and long-term potential.