



GRASSROOTS
REALTY GROUP

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**306 13221 TWP RD 680
Lac La Biche, Alberta**

MLS # A2236902



\$215,000

Division: Lac La Biche

Lot Size: 0.93 Acre

Lot Feat: Beach, Landscaped, Many Trees, Near Golf Course, See Remarks, View

By Town: -

LLD: 3-68-13-W4

Zoning: CR- COUNTRY RESIDENTIAL

Water: -

Sewer: -

Utilities: -

LAKEFRONT LOT with beach & GARAGE on .93 Acres (40,518sqft) in Lac La Biche located in Golden Sands Subdivision just mins from town and all the amenities!! Ready to start camping now this summer with 220 Volt RV plug in on site and a detached garage already built to store stuff; you have lots of time to enjoy the summer! Or build your dream Cabin or retirement property this is the spot; with Beach access and a firepit already in place plus a large deck by the water to enjoy the view LETS GO! Have your own dock and boat access and ice fish in the winter & ski doo and truly all the outdoors has to offer on this massive lake! The lot is partially landscaped and has many trees still left to make it your own hide away spot for the summer. Note: Driveway is a shared access with the neighbor with a proper registered easement in place so you have no worries and there is an in-ground septic tank tank aprox 2500 gallons.