



GRASSROOTS
REALTY GROUP

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**129, 13379 670 Township
Lac La Biche, Alberta**

MLS # A2237346



\$166,000

Division: Lac La Biche

Lot Size: 0.51 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Low Density Hamlet Reside

Water: -

Sewer: -

Utilities: -

Looking for the perfect place to build your dream home? This half-acre lot in one of Lac La Biche County's most sought-after subdivisions—Holowachuk Estates—offers incredible value and lifestyle! Located within walking distance to beautiful Beaver Lake, this lot is fully serviced with municipal water and sewer to the property line, along with power, natural gas, and garbage pickup. Enjoy the peace and privacy of backing onto 8.2 acres of municipal reserve with a playground, outdoor skating rink, and picnic area just steps from your future backyard. Bring your boat, kayak, paddleboard, water toys, and fishing rod down to the handy boat launch or fish off the shore! The subdivision also features its own boat launch with a dock, postal delivery, and school bus service—everything you need for comfortable, year-round living. There are atv and snow mobile trails near by for you to explore!