



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

123, 67417 McGrane Road  
Lac La Biche, Alberta

MLS # A2254769



**\$119,900**

**Division:** Lac La Biche

**Lot Size:** 1.18 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Country Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Are you looking for a private place to park and rv and then build a residence? This 1.18 acre lot has room to build a home, garage, and space for parking, a garden, and more! Checkout this great lot located at the Lac La Biche Mission Phase 1! The lot is partially cleared with some mature trees. There is power, gas, water, and sewer services at the property line. This subdivision is just a few minutes out of Lac La Biche on paved roads! The boat launch is near by as well, so you can be on the water in minutes! The neighboring lot is also for sale in case you would love more space, or have a great neighbor or friend who could buy next door!