



**GRASSROOTS**  
REALTY GROUP

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

**13545 TWPRd. 664**  
**Lac La Biche, Alberta**

**MLS # A2259857**



**\$575,000**

**Division:** Lac La Biche

**Lot Size:** 40.92 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

GREAT LOCATION, close to TOWN ! this 40.92 acre parcel located just 3 Km. south of Town and off Highway 36. A great spot to build your own home and enjoy the freedom of acreage living, or to expand your business . Power and gas are at the property line. Also there is a revenue of \$8,000.00 a year from the injection well using almost 7 acres of this property. Seller also has 86 acres connected to this parcel and would be willing to sell as a package!