



GRASSROOTS
REALTY GROUP

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67462 RGE RD 151
Rural Lac La Biche County, Alberta

MLS # A2261213



\$150,000

Division: NONE

Lot Size: 4.10 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: COUNTRY RESIDENTIAL

Water: -

Sewer: -

Utilities: -

This 4.1-acre property in Clearwater Cove offers the perfect blend of privacy and convenience. Surrounded by mature trees just outside a quiet subdivision, it's an ideal spot for a recreational retreat or to build your future permanent residence. Utilities currently on the property include power, phone line, septic tank, and a water system (condition to be verified by buyer). Natural gas is available at the property line. A 20' x 70' trailer was previously installed on the site (blocked in place, not piled), giving you a head start on development. Just minutes from Lac La Biche Lake, enjoy boating, fishing, and year-round outdoor activities. Whether you're looking for a weekend getaway or a place to put down roots, this acreage is a solid opportunity in a desirable location.