



**GRASSROOTS**  
REALTY GROUP

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9815 99 Ave  
Lac La Biche, Alberta

MLS # A2270065



**\$37,400**

**Division:** Lac La Biche

**Lot Size:** 2.47 Acres

**Lot Feat:** Irregular Lot, Level, Many Trees

**By Town:** -

**LLD:** -

**Zoning:** Urban Reserve District

**Water:** -

**Sewer:** -

**Utilities:** -

Prime 2.47 Acre Wooded Lot in Lac La Biche - This unique nearly 2.5-acre parcel is located in the desirable Urban Reserve District of Lac La Biche, offering significant development potential. Nestled between 99th Street and 99th Avenue, the property is surrounded by a blend of residential and commercial spaces. Across 99th Avenue, you'll find Sparkle and Shine Car Wash and the Lac La Biche Bottle Depot, adding convenience to the area while maintaining a quiet, atmosphere. Whether you're considering a residential project or commercial development, this treed lot provides possibilities in an accessible part of town.