



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 Blche 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.