



GRASSROOTS
REALTY GROUP

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13002 881 Highway
Lac La Biche, Alberta

MLS # A2271525



\$474,900

Division:	Lac La Biche		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	992 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	19.87 Acres		
Lot Feat:	Cleared, Greenbelt, Irregular Lot, Wooded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-67-12-W4
Exterior:	Metal Frame	Zoning:	AGRICULTURAL
Foundation:	Piling(s)	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

Have you been searching for an acreage only minutes from town? This 19.87-acre property is fully set up with a 3-bedroom mobile home and a clean, spacious 40' x 60' shop — perfect for families, hobby farmers, or anyone needing room to work and play. It's only a 10 minute drive from Lac La Biche on paved roads! The shop is impressively equipped with workbenches, two 18" doors plus a smaller overhead door, a sink, and a 2-piece bathroom. The mezzanine features a kitchen area and a large room ideal for lunches, meetings, or multi-use workspace, along with a 3-piece bathroom with shower and an additional room that could serve as an office, storage, or even a sleeping area. Whether you need space for carpentry, equipment storage, or any hands-on projects, this shop delivers. The acreage also offers plenty of room for pets, chickens, horses, gardening, or even a future greenhouse. This versatile property is great for a family acreage, a hobby farm, or worker accommodations with ample parking for trucks, RVs, or equipment. Book a showing and imagine how this space can be developed to suit your lifestyle!