



**GRASSROOTS**  
REALTY GROUP

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

**13002 881 Highway  
Lac La Biche, Alberta**

**MLS # A2271525**



**\$469,900**

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

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Metal Frame

**Foundation:** Piling(s)

**Features:** No Animal Home, No Smoking Home, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 7-67-12-W4

**Zoning:** AGRICULTURAL

**Utilities:** -

**Inclusions:** n/a

**REDUCED! SELLER MOTIVATED and OPEN TO OFFERS!** 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. Its 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!