



GRASSROOTS
REALTY GROUP

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-- Old Trail
Rural Lac La Biche County, Alberta

MLS # A2272768



\$225,000

Division: NONE

Lot Size: 87.63 Acres

Lot Feat: Brush, Many Trees, Wetlands

By Town: -

LLD: 30-67-14-W4

Zoning: SERVICED ESTATE RESIDENTI

Water: -

Sewer: -

Utilities: -

87.63 +/- ACRES OF LAND IN THE MISSION AREA (RL32). THIS PROPERTY ONLY 12 MINUTES AWAY FROM EITHER LAC LA BICHE OR PLAMONDON. THIS UNTOUCHED PROPERTY HAS WATER AND SEWER PAID FOR AT THE PROPERTY LINE AS WELL AS POWER AND NATURAL WITHIN CLOSE PROXIMITY. LOCATED ON THE OLD TRAIL FEATURES INCLUDES PAVEMENT TO THE APPROACH, AVAILABLE BUSSSING FOR SCHOOL CHILDREN AS WELL AS BOAT LAUNCHES JUST MINUTES AWAY ON LAC LA BICHE LAKE. THE PROPERTY IS FULLY TREED WHICH WOULD MAKE AN EXCELLENT RECREATIONAL PROPERTY, RETREAT OR HOMESTEAD FOR THE WILDLIFE ENTHUSIAST OR SOMEONE WHO WANTS SOME PRIVACY OR SECLUSION. MAKE YOUR OWN TRAILS IN YOUR OWN BACKYARD FOR WALKING, HUNTING OR FOR EXPLORING WITH YOUR 4WHEELER. DON'T MISS OUT ON THIS RARE OPPORTUNITY TO OWN A LARGE SERVICED COUNTRY ACREAGE. DEVELOPERS SALE PRICE \$225,000.00 PLUS GST