



GRASSROOTS
REALTY GROUP

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**RL 22 Old Trail
Lac La Biche, Alberta**

MLS # A2134287



\$399,000

Division: NONE

Lot Size: 36.87 Acres

Lot Feat: Gentle Sloping, Lake, Many Trees, Pasture, Treed, Waterfront

By Town: -

LLD: 22-67-15-W4

Zoning: Agricultural

Water: -

Sewer: -

Utilities: -

Your own private Bird sanctuary half way between Lac La Biche and Plamondon. This is a rare piece offered on the market and has full services including water and sewer, gas and power. With nearly 37 acres you have room for a small hobby farm with horses or a cow or two, chickens, whatever you like. There is a private building sight in the middle of the small spruce forest near the lake that would make a great spot for a home or cabin. Theres a large open area for the horses, or perhaps a small orchard..... the potential is endless.