



**GRASSROOTS**  
REALTY GROUP

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**8342, 100 Street  
Lac La Biche, Alberta**

**MLS # A2136198**



**\$259,900**

**Division:** NONE

**Lot Size:** 4.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Urban Reserve District

**Water:** -

**Sewer:** -

**Utilities:** -

Here is a rare opportunity to own 4 acres of development property in a high traffic location. Located just north of the UFA fuel station this property has municipal services and utilities on the property. It could be rezoned to residential or commercial, it is partially cleared and has many beautiful trees growing around and at the back of the property. This is a really large parcel (267 ft wide by 928 feet long), please feel free to come and have a look.