



13002 881 Highway
Lac La Biche, Alberta

MLS # A2138169



\$389,900

Division:	Lac La Biche		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	952 sq.ft.	Age:	1975 (49 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	19.87 Acres		
Lot Feat:	Cleared		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-67-12-W4
Exterior:	Wood Frame	Zoning:	Agricultural
Foundation:	Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

HUGE PRICE IMPROVEMENT!! This 19.87 Acres property is selling for the cost of the shop! This seller is motivated to sell today! Zoned agricultural only 10 minutes East around Lac La Biche Lake off the 881 Highway. There is a 1975, 2 bedroom mobile home that is ready for improvements or can be replaced and connected to the services already there. Much gravel has been brought to this large cleared property to build roads and laydown areas. A 2500 square foot shop was built in 2015, equipped with oversize doors and radiant heating. The shop has a living quarters mezzanine with washroom, kitchen, living room and bedroom. This property is ideal for a mom and pop trucking business with its high traffic exposure from the 881 Highway. There is ample cleared land to diversify the lands potential and possible incomes.