



**GRASSROOTS**  
REALTY GROUP

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**67417,106 McGrane Rd  
Lac La Biche, Alberta**

**MLS # A2138552**



**\$160,000**

**Division:** NONE

**Lot Size:** 1.90 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Country Residential

**Water:** -

**Sewer:** -

**Utilities:** -

1.98 acres in Mission Village Phase 1. mostly treed with small clearings for campers and ready for your dream home, shop, cabin or just campout on it for now. This location is a quick and easy commute to Lac La Biche and is on pavement all the way. Other features for this neighbourhood is the full services including water and sewer, new bike and walking paths to Lac La Biche being constructed in 2024, short walk to sandy beach, boat launches close by and great year round fishing on Lac La Biche Lake and many other great lakes in the region.