



**GRASSROOTS**  
REALTY GROUP

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15041 Twp Rd 674A  
Lac La Biche, Alberta

MLS # A2163349



**\$199,500**

**Division:** NONE

**Lot Size:** 6.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

Beautiful Parcel of Land in a Fantastic Location! This 6 acre landscaped lot has 2 driveways, 2 power sources on the property, natural gas available at the property line, municipal water and sewer near by. Just off of the Old Mission Road about 10 minutes to Lac La Biche. Private and situated just back from Lac La Biche Lake with a County Easement in place across the road for potential lake access to municipally owned lakefront. There is currently a mobile on the property with no value and several sheds that will be as is where is at the time of possession. This property has loads of potential to develop into a permanent or recreational property. Call to view today!