



**GRASSROOTS**  
REALTY GROUP

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**SW 19-68-14 W4M Range Rd 145 & Twp Rd 683  
Lac La Biche, Alberta**

**MLS # A2172285**



**\$430,000**

**Division:** Lac La Biche

**Lot Size:** 107.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 19-68-14-W4

**Zoning:** Agricultural

**Water:** -

**Sewer:** -

**Utilities:** -

Old Price \$595,000.00 .... New Price \$416,500.00. Discover this stunning 107-acre lakefront property just outside the peaceful Poplar Point subdivision in Lac La Biche County, offering a rare opportunity for both development and recreational use. Located only a 30-minute drive from Lac La Biche, this secluded lot boasts over half a mile of pristine lake frontage along Lac La Biche Lake. Surrounded by mature birch, poplar, and spruce trees, complete with natural walking trails, abundant wildlife, and excellent offshore fishing. Whether you're looking to develop, create the perfect weekend getaway, or build your dream permanent residence, this property offers endless possibilities in a serene, remote setting while remaining close to other rural residential communities. This property is to GST