



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**2520855, 1, 2**  
**Lac La Biche, Alberta**

**MLS # A2183681**



**\$430,000**

**Division:** Lac La Biche

**Lot Size:** 8.11 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Rural Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Old Price \$599,000.00 .... Now \$430,000.00 !!! Exceptional lakefront property on Lac La Biche Lake! This 8.11-acre country residential parcel has 1,380 feet of prime lakefront. The lakefront portion offers great potential for development. Access to the lake is made easy with a road and steel dock. Property was recently subdivided with the previous 122 acres on the south side of the old trail. Power, gas, town water, and sewer are available, and the paved road provides convenient access to boat launches and beaches. A rare opportunity for lakefront living with development potential! Property is subject to GST.