



**GRASSROOTS**  
REALTY GROUP

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**2520854, 1, 6**  
**Lac La Biche, Alberta**

**MLS # A2183700**



**\$420,000**

**Division:** Lac La Biche

**Lot Size:** 9.12 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Rural Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Old price \$635,000.00 ... New price \$420,000.00 !!! Perfect lakefront residential property with endless potential! This 9.12 -acre parcel has 1,375 feet of pristine lakeshore on the paved Old Trail. Enjoy beautiful mature planted spruce and birch trees, complemented by natural lakefront spruce and poplar, creating an ideal setting for your dream country home. Power, gas, water, and sewer are available, and the spacious lakefront site offers incredible sunset views. A stunning property with the perfect balance of tranquility and accessibility! Property is subject to GST.