



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**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.