



**GRASSROOTS**  
REALTY GROUP

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**125, 67127 Mission Road  
Lac La Biche, Alberta**

**MLS # A2196263**



**\$135,000**

**Division:** NONE

**Lot Size:** 0.50 Acre

**Lot Feat:** -

**By Town:** Lac La Biche

**LLD:** 11-67-14-W4

**Zoning:** Country Residential

**Water:** -

**Sewer:** -

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

Welcome to Martony Estates! A stunning new subdivision just 5 minutes from Lac La Biche, offering convenient access with fully paved roads. This graded lot is ready to build and features municipal water and sewer at the property line, along with power and natural gas. Enjoy the outdoors with walking trails and bike paths right at your doorstep. Lac La Biche is a perfect year-round playground, offering everything from golfing to ice fishing. Enjoy exceptional indoor facilities, including a brand-new pool set for completion in 2026. Explore stunning provincial parks like Sir Winston Churchill, Beaver Lake, Jackson Lake, and Lakeland. Whether you prefer fully serviced campsites or off-the-grid boondocking, there are plenty of camping options to suit your adventure. In addition to this lot, there are 4 other available lots in the subdivision. Come build your dream home in this prime location!