



**GRASSROOTS**  
REALTY GROUP

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

**138, 67458 McGrane Road**  
**Lac La Biche, Alberta**

**MLS # A2205127**



**\$80,000**

**Division:** NONE

**Lot Size:** 1.04 Acres

**Lot Feat:** Backs on to Park/Green Space, Gentle Sloping, Lake

**By Town:** Lac La Biche

**LLD:** -

**Zoning:** CR

**Water:** Other

**Sewer:** Other

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

McGrane estates is a subdivision on the south side of Lac La biche lake close to the Mission beach. There is access to the lake with a community path, come enjoy the weekend recreation. With the upwards slope of the lot, a walk out cottage with second floor would grant you views of the lake. the lot has been opened up and been mulched, ready to fully develop. Municipal water and sewer is now available at this lot, so living here would be a breeze!