



GRASSROOTS
REALTY GROUP

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13002 881 Highway
Lac La Biche, Alberta

MLS # A2211247



\$499,900

Division:	Lac La Biche		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	952 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	19.87 Acres		
Lot Feat:	Cleared		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-67-12-W4
Exterior:	Wood Frame	Zoning:	Agricultural
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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SELLER IS MOTIVATED! "Dreaming of space and opportunity? Check out this incredible listing in the Big Bay area of Lac La Biche! This spacious 1991 Winalta-built home features 992 square feet with three cozy bedrooms, perfect for family living. Enjoy the sunshine on the south-facing deck while taking in the Peace and Tranquility! But that's not all! This property boasts a 2500 square foot shop, built in 2015, complete with oversized doors, radiant heat, and a mezzanine! Ideal for small businesses or hobby farming, the shop has its own sewer and water setup. Set on 19.87 acres, most of the land is cleared, leveled, and ready for development. Plus, you'll have a new 2000-gallon cistern and septic surface discharge on the home. Just 10 minutes from town, this property is a rare find! Don't let it slip away!