

\$775,000 - 30 Lac La Biche Settlement, Lac La Biche

MLS® #A2183681

\$775,000

0 Bedroom, 0.00 Bathroom,
Land on 135.94 Acres

Lac La Biche, Lac La Biche, Alberta

Exceptional lakefront property on Lac La Biche Lake! This 136-acre country residential parcel has 1,380 feet of prime lakefront, with roughly 13 acres of planted spruce and maple trees along the shoreline. The lakefront portion offers great potential for development, with the possibility of subdividing into 14 lakefront lots. Access to the lake is made easy with a road and steel dock. The remaining 122 acres on the south side of the old trail feature a mix of pasture and wooded areas, ideal for additional country residential development. Power, gas, town water, and sewer are available, and the paved road provides convenient access to boat launches and beaches. A rare opportunity for lakefront living with development potential! Property is subject to GST.

Essential Information

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|-----------|--------------|
| MLS® # | A2183681 |
| Price | \$775,000 |
| Bathrooms | 0.00 |
| Acres | 135.94 |
| Type | Land |
| Sub-Type | Recreational |
| Status | Active |

Community Information

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|-------------|----------------------------|
| Address | 30 Lac La Biche Settlement |
| Subdivision | Lac La Biche |



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|-------------|---------------------|
| City | Lac La Biche |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | T0A 2C0 |

Additional Information

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|----------------|---------------------|
| Date Listed | December 18th, 2024 |
| Days on Market | 181 |
| Zoning | Rural Residential |

Listing Details

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|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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