



**GRASSROOTS**

REALTY GROUP

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**Range Road 142 Highway 55 S  
Lac La Biche, Alberta**

**MLS # A2280637**



**\$399,900**

**Division:** NONE

**Lot Size:** 111.20 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 35-66-14-W4

**Zoning:** Agricultural

**Water:** -

**Sewer:** -

**Utilities:** -

Nestled just minutes from the vibrant town of Lac La Biche, this remarkable 111.2-acre property is a rare find that offers endless possibilities. With municipal sewer and water services conveniently nearby, it presents a fantastic investment opportunity for those looking to subdivide or develop residential lots. Picture your dream homestead in this breathtaking setting, where a serene stream gently flows through the land, providing a reliable water source. Half of the land is beautifully cleared, currently cultivated with hay, making it an ideal space for livestock, horses, or an eco-friendly hobby farm. Whether you envision a pastoral retreat, an investment in subdividable lots, or a homestead surrounded by nature, this property is the perfect canvas for your dreams. Don't miss the chance to own this slice of paradise in Lac La Biche!