



**GRASSROOTS**

REALTY GROUP

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**450 & 454, 13221 Township Road  
Rural Lac La Biche County, Alberta**

**MLS # A2308533**



**\$160,000**

**Division:** Golden Sands

**Lot Size:** 1.31 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Country Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Lakefront Opportunity in Golden Sands! Don't miss your chance to own not one, but two lakefront lots being sold as a package in the desirable Golden Sands subdivision on Lac La Biche Lake. With a combined area of approximately 1.31 acres (0.71 + 0.60 acres), these fully treed, sloping lots offer privacy and natural beauty, allowing you to design your dream lakefront escape just the way you want it. The property includes a seasonal 2-bedroom cabin—perfect for summer getaways. Please note: the cabin is not connected to a sewer system, giving you the flexibility to develop your own setup. Golden Sands features paved roads and is known for its breathtaking sunsets over the water. Whether you're looking for a peaceful retreat or a future build site, this is your chance to invest in lakeside living! Golden Sands Subdivision, Lac La Biche County where there are incredible sunsets, peaceful weekends, and endless possibilities