



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

534 67432 MCGRANE Road
Rural Lac La Biche County, Alberta

MLS # A2316781



\$319,900

Division: NONE

Lot Size: 0.22 Acre

Lot Feat: Gentle Sloping, Interior Lot, Lake, Private, Rectangular Lot, Views, Water

By Town: -

LLD: -

Zoning: res

Water: -

Sewer: -

Utilities: -

Rare opportunity to own a prime lakefront lot in the desirable Mission Beach area of Lac La Biche! This beautiful 80' x 120' property features a sandy shoreline and a gentle slope, making it the perfect setting for your dream walkout home or an ideal recreational getaway for your RV and family. Enjoy the flexibility of no building timelines, allowing you to secure the property now and build when the time is right. Conveniently located just minutes from town and all amenities, with town water, sewer, natural gas, and power available at the property line. Whether you're looking to build, invest, or simply enjoy lake life, this exceptional waterfront property offers endless possibilities. Don't miss your chance to own a piece of lakefront paradise—because they're not making any more waterfront!