



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

230, 67424 McGrane Rd Avenue  
Lac La Biche, Alberta

MLS # A2320247



**\$425,000**

**Division:** NONE

**Lot Size:** 0.19 Acre

**Lot Feat:** Beach, Cleared, Corners Marked, Lake, Landscaped, Level, Waterfront

**By Town:** -

**LLD:** -

**Zoning:** Country Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Imagine owning 8,425 sq.ft. of lakefront paradise with a beautiful white sand beach right outside your door. This purposely landscaped waterfront lot offers stunning views, a gorgeous white sand beach, and endless potential. Whether you're looking to build your dream lake home, create the ultimate seasonal retreat, or simply park your RV and enjoy summers at the lake, this property is ready for you. The lot is open, well-maintained, and provides easy access to the shoreline, making it ideal for swimming, boating, campfires, and relaxing sunsets. Enjoy the feeling of a private beach getaway while being surrounded by the natural beauty of the area. Spend your days on the sand, launch the boat, entertain family and friends, or simply unwind and take in the peaceful lakefront setting. Municipal water & sewer are right at the property line, and a natural gas line has already been brought onto the property.