

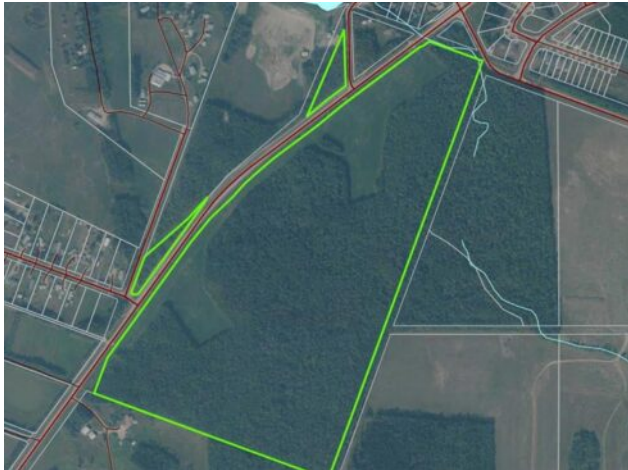


GRASSROOTS
REALTY GROUP

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404-13352 Lakeland
Rural Lac La Biche County, Alberta

MLS # A2326218



\$979,500

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: Other

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 16-67-13-W4

Exterior: -

Zoning: Agricultural

Foundation: -

Utilities: -

Features: -

Major Use: Other

Consider this large and rare 123.6 acre parcel of land minutes from Lac La Biche on Lakeland Drive. Potential for development with ready available services including paid municipal water and sewer stubs on the property, natural gas and power. Great location providing lakeviews and access to Lac La Biche Lake and the Sunset Bay boat launch and dock. This property has access the the Lac La Biche county walking and bike paths that take you to town , neighboring subdivisions, Lac La Biche Golf Club and Sir Winton Churchill Provincial Park. Included with this property are two seperate pieces on the lakeside of Lakeland Drive , 1.63 acres and a one minute walk to the lake and 1.70 acres next to Green Bank Estates. This is an excellent investment property in the beautiful Lakeland area of Alberta.