



GRASSROOTS
REALTY GROUP

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**534, 13221 680 Township
Lac La Biche, Alberta**

MLS # A2329557



\$150,000

Division: NONE

Lot Size: 0.63 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Country Residential

Water: Cistern

Sewer: Septic Field

Utilities: Natural Gas Paid

Welcome to Golden Sands! Situated on a spacious 0.63-acre lot, this well-equipped property offers the perfect opportunity for seasonal enjoyment or future development. The property includes a 2006 fifth wheel and is fully serviced with natural gas, a 2,000-gallon cistern, septic field, and 200-amp power with a dedicated 30-amp RV breaker. The lot is pad-ready for a modular home, providing an excellent foundation for your future build while enjoying the comfort of the existing setup. A south-facing front yard offers plenty of sunshine throughout the day, creating an ideal outdoor space to relax and entertain. Additional inclusions include a BBQ, lawn mower, snowblower, and Sea Can for convenient storage. Whether you're looking for a recreational getaway or a property with future potential, this Golden Sands opportunity is ready for you to enjoy.