



GRASSROOTS
REALTY GROUP

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**67463 Rng Rd 145 Private NE
Plamondon, Alberta**

MLS # A2334899



\$920,000

Division:	Plamondon
Lot Size:	21.42 Acres
Lot Feat:	Fruit Trees/Shrub(s), Lake, Lawn, Many Trees, Native Plants, Private, S
By Town:	Lac La Biche
LLD:	36-67-14-W4
Zoning:	AG
Water:	-
Sewer:	-
Utilities:	Electricity, Propane, Satellite Internet

21.42 Acres Near Lac La Biche – Private Retreat or Future Development Opportunity This versatile 21.42-acre property, located just minutes from Lac La Biche, is full of potential! Whether you're looking for a private recreational retreat, a peaceful getaway, or an investment opportunity, this property offers endless possibilities. Considerable work has already been completed with the potential development of a multi-stall campground/RV park in mind, providing a strong starting point for those looking to explore a recreational or tourism-based venture. With its size, location, and development potential, this property is an exciting opportunity to bring your vision to life. The property includes: -2001 30-foot Gulfstream 5th wheel -10' x 16' building that can be used as a bunkhouse, recreational living space, or storage shed, complete with a metal awning -12' x 16' shed with lean-to -Two tarp shelters -45-foot enclosed semi van trailer -1845C skid steer with two buckets -John Deere riding lawn mower with 52-inch deck -Pull-behind Swisher mower with a 60-inch cut -Air compressor -Four concrete septic tanks. An additional 1000 galloon septic holding tank for RV. -1,000-gallon above-ground water holding tank -500-gallon propane tank -Electrical breaker panel with two 30-amp RV outlets and one 15-amp outlet -Power and MCSnet internet service already on the property Once you're on the property, you'll realize you're somewhere truly special. The peace, privacy, and natural beauty surround you. Several cleared sites are ideal for camping or RV use, while the mature trees provide privacy between areas. Numerous walking and ATV trails wind throughout the property, allowing you to explore and enjoy the landscape. The thoughtfully designed layout features separate gated entrance and exit roads, making it easy for multiple families or groups to enjoy the property at the same time without interfering with one another. The property is less than one minute from a public boat launch and lake access to Lac La Biche Lake, which also serves as the entrance to a winter ice road. Nature lovers will appreciate the abundance of wildlife, including deer and many species of birds. Wild berries flourish throughout the property, including saskatoons, gooseberries, chokecherries, pin cherries, and wild strawberries. You'll also find hazelnut bushes and seasonal mushrooms. Some areas of the property offer incredible panoramic views, and the sunrises are absolutely breathtaking. Viewings are by appointment only. If you're looking for a unique property with privacy, recreational opportunities, and future development potential, this one is well worth seeing.