



**GRASSROOTS**

REALTY GROUP

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**NE 9-68-13-W4M Twp Rd 681 Range Rd 133  
Lac La Biche, Alberta**

**MLS # A2172422**



**\$1,025,000**

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**Division:** Lac La Biche

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**Lot Size:** 139.30 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** 9-68-13-W4

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**Zoning:** Country Residential

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Old Price \$1,475,000.00 ..... New price \$1,025,000.00 This expansive nearly 140-acre lakefront property on Lac La Biche Lake offers the best of both worlds: serene natural beauty and development potential. Located just 20 minutes from the town of Lac La Biche, this property is ideally situated between the Mystic Beach and Golden Sands subdivisions, with convenient access from Highway 881. Boasting not only lakefront views but also a private sand beach, the property features a mix of clear open land and treed areas. With power already on-site, this land is perfect for creating a retreat, building a cabin, or even pursuing larger development opportunities. Enjoy the tranquility of lakefront living with endless possibilities for outdoor activities and relaxation. Reduced to 1,025,000. This property is up for a package with bordering lakefront property (seperately titled ) for 1,050,000.