

# \$775,000 - 30 Lac La Biche Settlement, Lac La Biche

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MLS® #A2183681

**\$775,000**

0 Bedroom, 0.00 Bathroom,  
Land on 135.94 Acres

Lac La Biche, Lac La Biche, Alberta

Exceptional lakefront property on Lac La Biche Lake! This 136-acre country residential parcel has 1,380 feet of prime lakefront, with roughly 13 acres of planted spruce and maple trees along the shoreline. The lakefront portion offers great potential for development, with the possibility of subdividing into 14 lakefront lots. Access to the lake is made easy with a road and steel dock. The remaining 122 acres on the south side of the old trail feature a mix of pasture and wooded areas, ideal for additional country residential development. Power, gas, town water, and sewer are available, and the paved road provides convenient access to boat launches and beaches. A rare opportunity for lakefront living with development potential! Property is subject to GST.



## Essential Information

MLS® #	A2183681
Price	\$775,000
Bathrooms	0.00
Acres	135.94
Type	Land
Sub-Type	Recreational
Status	Active

## Community Information

Address	30 Lac La Biche Settlement
Subdivision	Lac La Biche

City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Additional Information**

Date Listed	December 18th, 2024
Days on Market	193
Zoning	Rural Residential

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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