

# \$725,000 - 32 Lac La Biche Settlement, Lac La Biche

MLS® #A2183700

**\$725,000**

0 Bedroom, 0.00 Bathroom,  
Land on 128.08 Acres

Lac La Biche, Lac La Biche, Alberta

Perfect lakefront residential property with endless potential! There's 15-acre parcel has 1,375 feet of pristine lakeshore on the paved Old Trail. Enjoy beautiful mature planted spruce and birch trees, complemented by natural lakefront spruce and poplar, creating an ideal setting for your dream country home. Across the old trail, you'll find 113 acres of forested land, complete with a flowing creekâ€”perfect for nature lovers. Power, gas, water, and sewer are available, and the spacious lakefront site offers incredible sunset views. A stunning property with the perfect balance of tranquility and accessibility! The potential of subdividing this piece into three parcels exists with county approval. Property is subject to GST.



## Essential Information

|           |              |
|-----------|--------------|
| MLS® #    | A2183700     |
| Price     | \$725,000    |
| Bathrooms | 0.00         |
| Acres     | 128.08       |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 32 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 | 196                 |
| Zoning         | Rural Residential   |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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