# \$1,025,000 - Ne 9-68-13-w4m Twp Rd 681 Range Rd 133, Lac La Biche

MLS® #A2172422

## \$1,025,000

0 Bedroom, 0.00 Bathroom, Land on 139.30 Acres

Lac La Biche, Lac La Biche, Alberta

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.

### **Essential Information**

MLS® # A2172422 Price \$1,025,000

Bathrooms 0.00
Acres 139.30
Type Land

Sub-Type Recreational





Status Active

# **Community Information**

Address Ne 9-68-13-w4m Twp Rd 681 Range Rd 133

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 304

Zoning Country Residential

## **Listing Details**

Listing Office RE/MAX LA BICHE REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.