

# \$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	208
Zoning	Rural 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.