# \$430,000 - Sw 19-68-14 W4m Range Rd 145 & Twp Rd 683, Lac La Biche

MLS® #A2172285

## \$430,000

0 Bedroom, 0.00 Bathroom, Land on 107.00 Acres

Lac La Biche, Lac La Biche, Alberta

Old Price \$595,000.00 .... New Price \$416,500.00. Discover this stunning 107-acre lakefront property just outside the peaceful Poplar Point subdivision in Lac La Biche County, offering a rare opportunity for both development and recreational use. Located only a 30-minute drive from Lac La Biche, this secluded lot boasts over half a mile of pristine lake frontage along Lac La Biche Lake. Surrounded by mature birch, poplar, and spruce trees, complete with natural walking trails, abundant wildlife, and excellent offshore fishing. Whether you're looking to develop, create the perfect weekend getaway, or build your dream permanent residence, this property offers endless possibilities in a serene, remote setting while remaining close to other rural residential communities. This property is to **GST** 







#### **Essential Information**

MLS® # A2172285 Price \$430,000

Bathrooms 0.00
Acres 107.00
Type Land

Sub-Type Recreational

Status Active

## **Community Information**

Address Sw 19-68-14 W4m Range Rd 145 & Twp Rd 683

Subdivision Lac La Biche
City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A 2C1

#### **Additional Information**

Date Listed December 18th, 2024

Days on Market 318

Zoning Agricultural

## **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.