# \$289,500 - 450 & 454, 13221 Township Road, Lac La Biche County

MLS® #A2213233

### \$289,500

0 Bedroom, 0.00 Bathroom, Land on 1.31 Acres

Golden Sands, Lac La Biche County, Alberta

Lakefront Opportunity in Golden Sands!

Don't miss your chance to own not one,
but two lakefront lots being sold as a package
in the desirable Golden Sands subdivision on
Lac La Biche Lake. With a combined area of
approximately 1.31 acres (0.71 + 0.60 acres),
these fully treed, sloping lots offer privacy and
natural beauty, allowing you to design your
dream lakefront escape just the way you want
it.

The property includes a seasonal 2-bedroom cabinâ€"perfect for summer getaways. Please note: the cabin is not connected to a sewer system, giving you the flexibility to develop your own setup. Golden Sands features paved roads and is known for its breathtaking sunsets over the water. Whether you're looking for a peaceful retreat or a future build site, this is your chance to invest in lakeside living!

Golden Sands Subdivision, Lac La Biche County where there are incredible sunsets, peaceful weekends, and endless possibilities



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Price \$289,500

Bathrooms 0.00 Acres 1.31







Type Land

Sub-Type Recreational

Status Active

## **Community Information**

Address 450 & 454, 13221 Township Road

Subdivision Golden Sands

City Lac La Biche County

County Lac La Biche County

Province Alberta
Postal Code T0A 2C2

#### **Additional Information**

Date Listed April 18th, 2025

Days on Market 195

Zoning Country Residential

# **Listing Details**

Listing Office RE/MAX LA BICHE REALTY

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