

# \$205,000 - 133, 13279 Lakeland Drive, Lac La Biche

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MLS® #A2236896

**\$205,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.27 Acres

Lac La Biche, Lac La Biche, Alberta

Check out this rare find! This waterfront piece is 2.27 acre, on private vacant land, in front of Claude Lake, and only 5 km out of Lac La Biche! The property is ready for you to put your dream home on, or park your RV! There is power, gas, municipal water and sewer at the property line ready for hook up if you wish! The side that faces the lake is almost 280 feet of lakefront. There is about an 75 foot municipal reserve between the property line and the lake with a trail to walk down, or launch your boat and water toys from. This lake does not have a public boat launch so it is very quiet and mostly used by the few residents that live around it. You can enjoy water sports and may occasionally see an airplane land and take off from it. Lac La Biche, the golf course, Sir Winston Churchill Park, and Lac La Biche Lake boat launch are only 5 minutes away. You won't find many vacant land properties this size that are this close to town. The approaches are gated. The property is cleared with beautiful mature trees that are native to the area surrounding it. Why live on a busy lake, when you can enjoy a quiet one? From here you can enjoy day trips to many other lakes and parks in the area! You will enjoy beautiful skies, a variety of birds and wild life from your doorstep from sun up to sun down!



## Essential Information

MLS® #	A2236896
Price	\$205,000
Bathrooms	0.00
Acres	2.27
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	133, 13279 Lakeland Drive
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Country Residentail

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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