

# \$499,000 - Nw 84 Ave, Lac La Biche

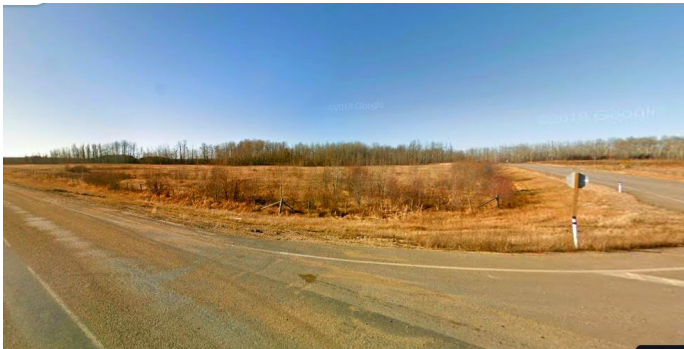
MLS® #A2267850

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 8.65 Acres

Lac La Biche, Lac La Biche, Alberta

Prime Highway 881 Development Opportunity!  
Seize the potential of 8.65 acres with prime highway frontage in town. This strategic location offers direct access via a paved road along the north side of the parcel, with town water and sewer services conveniently nearby. Perfect for a commercial strip mall or service center, this property is ideally positioned to capture high-visibility traffic heading to Conklin and Fort McMurray. A rare investment opportunity in a growing area. Build your business where opportunity meets demand!



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2267850   |
| Price     | \$499,000  |
| Bathrooms | 0.00       |
| Acres     | 8.65       |
| Type      | Commercial |
| Sub-Type  | Business   |
| Status    | Active     |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | Nw 84 Ave           |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | October 30th, 2025        |
| Days on Market | 6                         |
| Zoning         | Highway Commercial Distri |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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