

# \$579,000 - 68401 Range Road 140, Lac La Biche

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MLS® #A2175262

**\$579,000**

0 Bedroom, 0.00 Bathroom,  
Land on 153.14 Acres

Lac La Biche, Lac La Biche, Alberta

Exceptional Lake Front Property!!!!!! Beautiful 153.14 acre parcel has both power and gas on site, just needs to be connected again. Property has a walking pathway to the beach, gorgeous sunsets to the west, as well as opened and treed areas that would be perfect for a home, cabin and out buildings. The 1/2 mile frontage is on paved Highway 881, and close to the junction of 858, also gives this property the potential for Commercial development. Annual gas revenue paid of \$3300.00 on this parcel and access is via the county boat launch road on the north side... This is a one of a kind property, with lots of privacy, utilities already in place, and priced to sell at \$579,000.00 plus GST



## Essential Information

|            |                  |
|------------|------------------|
| MLS® #     | A2175262         |
| Price      | \$579,000        |
| Sold Price | \$579,000        |
| Bathrooms  | 0.00             |
| Acres      | 153.14           |
| Type       | Land             |
| Sub-Type   | Residential Land |
| Status     | Sold             |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 68401 Range Road 140 |
| Subdivision | Lac La Biche         |

|             |                     |
|-------------|---------------------|
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

### **Amenities**

|            |                                           |
|------------|-------------------------------------------|
| Waterfront | Lake Access, Lake Privileges, See Remarks |
|------------|-------------------------------------------|

### **Exterior**

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Lot Description | Lake, Many Trees, Native Plants, Pasture, Private, See Remarks |
|-----------------|----------------------------------------------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2024 |
| Date Sold      | December 9th, 2024 |
| Days on Market | 46                 |
| Zoning         | Agriculture        |
| HOA Fees       | 0.00               |

### **Listing Details**

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

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