

# \$79,500 - 9815 99 Ave, Lac La Biche

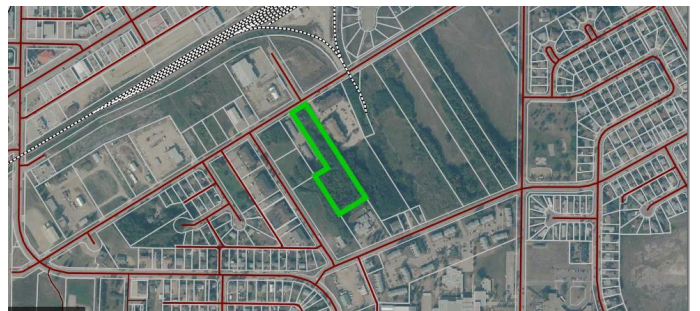
MLS® #A2171755

**\$79,500**

0 Bedroom, 0.00 Bathroom,  
Land on 2.47 Acres

Lac La Biche, Lac La Biche, Alberta

Prime 2.47 Acre Wooded Lot in Lac La Biche - This unique nearly 2.5-acre parcel is located in the desirable Urban Reserve District of Lac La Biche, offering significant development potential. Nestled between 99th Street and 99th Avenue, the property is surrounded by a blend of residential and commercial spaces. Across 99th Avenue, you'll find Sparkle and Shine Car Wash and the Lac La Biche Bottle Depot, adding convenience to the area while maintaining a quiet, atmosphere. Whether you're considering a residential project or commercial development, this treed lot provides possibilities in an accessible part of town.



## Essential Information

MLS® #	A2171755
Price	\$79,500
Bathrooms	0.00
Acres	2.47
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	9815 99 Ave
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County

Province Alberta  
Postal Code T0A 2C0

### **Exterior**

Exterior Features None  
Lot Description Irregular Lot, Level, Many Trees

### **Additional Information**

Date Listed October 8th, 2024  
Days on Market 240  
Zoning Urban Reserve District

### **Listing Details**

Listing Office RE/MAX LA BICHE REALTY

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.