

# \$210,000 - 161, 13412 Lakeland Dr, Lac La Biche

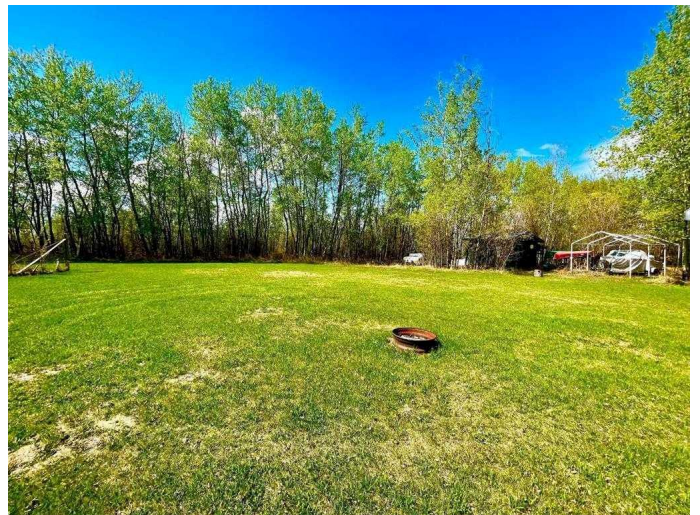
MLS® #A2177611

**\$210,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.09 Acres

Lac La Biche, Lac La Biche, Alberta

Lakefront-Great Location! Over one acre property is a great location for building or for getaway at Wedgewood Estates. Natural gas, municipal water and sewer at the property line. Paid power, fenced garden and stunning sunset views!! Located on pavement just 5 minutes from town. Your family will love lakefront living with paved walkways to town, Churchill Park, and the Lac La Biche Golf Course! This leveled acreage has opened lawn area, treed campsite, and lakefront! Enjoy fishing, swimming, boating, water skiing or just relax and enjoy the beautiful sunsets!!!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2177611         |
| Price     | \$210,000        |
| Bathrooms | 0.00             |
| Acres     | 1.09             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 161, 13412 Lakeland Dr |
| Subdivision | Lac La Biche           |
| City        | Lac La Biche           |
| County      | Lac La Biche County    |
| Province    | Alberta                |
| Postal Code | T0A 2C0                |

**Amenities**

Is Waterfront            Yes

**Exterior**

Lot Description            Back Yard, Cleared, Lake, Landscaped, No Neighbours Behind, Open Lot, Waterfront, Near Golf Course, Near Shopping Center, Near Public Transit

**Additional Information**

Date Listed                November 6th, 2024

Days on Market           270

Zoning                      Country Residential

**Listing Details**

Listing Office              People 1st Realty

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