

**9825 99 Avenue
Lac La Biche, Alberta**

MLS # A2243545



\$150,000

Division: Lac La Biche

Lot Size: 1.00 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Medium Density Hamlet Res

Water: -

Sewer: -

Utilities: -

This 1-acre parcel in the heart of Lac La Biche is a prime opportunity for your next multi-family residential project., or a larger lot with single family residence. Perfectly suited for row housing or townhomes. The land is located just minutes from schools, Portage College, the hospital, government office buildings, parks, an amazing recreational center with a new pool being constructed, the public library, and downtown core. The property is level and clear, with only a few mature trees that could be incorporated into your landscaping plans. It's bordered by a sidewalk on one side, a back alley, and offers convenient access to utilities at the property line, making it easy to prepare for construction. Back-alley access provides additional parking options, while the surrounding area features a mix of residential apartments, single-family homes, and commercial properties. Lac La Biche is a growing community with a rich offering of services, recreational opportunities, and new developments—including franchise businesses and enhanced amenities on the horizon. This well-priced parcel is a blank canvas, ready to bring your vision to life in a vibrant and dynamic neighborhood!