

**67462 RGE RD 151
Rural Lac La Biche County, Alberta****MLS # A2261213****\$150,000****Division:** NONE**Lot Size:** 4.10 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** COUNTRY RESIDENTIAL**Water:** -**Sewer:** -**Utilities:** -

This 4.1-acre property in Clearwater Cove offers the perfect blend of privacy and convenience. Surrounded by mature trees just outside a quiet subdivision, it's an ideal spot for a recreational retreat or to build your future permanent residence. Utilities currently on the property include power, phone line, septic tank, and a water system (condition to be verified by buyer). Natural gas is available at the property line. A 20' x 70' trailer was previously installed on the site (blocked in place, not piled), giving you a head start on development. Just minutes from Lac La Biche Lake, enjoy boating, fishing, and year-round outdoor activities. Whether you're looking for a weekend getaway or a place to put down roots, this acreage is a solid opportunity in a desirable location.