

**161, 13412 Lakeland Dr  
Lac La Biche, Alberta**

**MLS # A2269729**



**\$210,000**

**Division:** Lac La Biche

**Lot Size:** 1.09 Acres

**Lot Feat:** Back Yard, Cleared, Lake, Landscaped, Near Golf Course, Near Public

**By Town:** -

**LLD:** -

**Zoning:** Country Residential

**Water:** -

**Sewer:** -

**Utilities:** -

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!!!