

**538, 13221 TWP RD 680 Township  
Lac La Biche, Alberta**

**MLS # A2274252**



**\$55,000**

---

**Division:** Lac La Biche

---

**Lot Size:** 0.71 Acre

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** -

---

**Zoning:** Country Residential

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

---

Welcome to Golden Sands Resort next to Lac La Biche Lake! The subdivision 20 minutes out of Lac La Biche, and is a mix of full time residence and recreation get away properties. Here you will find a boat launches and will be able to enjoy fishing, and lake activities year round! If you want to get out of the city and enjoy nature it's about 2.5 hour drive Fort McMurray or Edmonton. Lac La Biche Country also includes many other nearby lakes, parks, a wonderful golf course, and recreational facility (with a new pool being built), atv and snow mobile trails., This lot could be used to build your dream home, or to retreat to with your rv! There is gas and power at the property line. Residents install water cisterns, and pump out style tanks for sewer. The subdivision also includes a playground, mail delivery, and school bussing is available. There aren't many back lots available for sale. This affordable lot is .71 acres and walking distance to the water!