

**64382 112A Range
Rural Lac La Biche County, Alberta****MLS # A2277976****\$129,900****Division:** Rich Lake**Lot Size:** 3.61 Acres**Lot Feat:** Cleared, Gentle Sloping, Landscaped, Private**By Town:** -**LLD:** 22-64-11-W4**Zoning:** Ag**Water:** -**Sewer:** -**Utilities:** -

Turn Key Family Campsite! 3.61 fully fenced/gated acres, landscaped and gently sloping from back to front for maximum drainage. This property is located 2.5 hours from Edmonton and 3 hours from Ft. McMurray in the heart of Lakeland Provincial Recreation Area. 443 sq/km of the most amazing recreation such as hiking, canoe portaging, CC skiing, mountain biking, ATV trails and Trophy fishing from one of dozen lakes in this amazing park. This great property features a shallow well with clear water, a septic holding tank. A spacious shower house equipped with Hot water tank, shower and bath combo, sink and vanity. The exterior of this building has a large cleaning station with sink for those big catches from a day of fishing! Equipped with an indoor/ outdoor kitchen with bbq's, a grill, fridge and preparing tables and shelves. There is a storage shed, a wood shed, a rustic shed and a large bunk house with enough room for a whole family. No matter how many friends and family you have , this property will fit your needs! call to view this great listing today.