

# \$599,000 - 10307 94 Ave., Lac La Biche

MLS® #A2233868

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.73 Acres

Lac La Biche, Lac La Biche, Alberta

**REDUCED!** Check out this unique property in Lac La Biche! This 4.73 acre parcel in town has so much potential! The property has easy access to municipal water, sewer, and gas lines! The is an 1800 square foot steel shop with power that makes a great shop for projects, has plenty of storage, or could be used as warehouse! There is room for vehicles & equipment, and plenty of space to work! This could be a perfect location to build you dream home on acreage right in town, a great setting for a multi family residential building site, or could rezoned to commercial business in a handy location with room for a great parking lot! You could live here and operate a home business, or design and develop a bigger trade or retail business! Just a quick stroll down the sidewalk you will find schools, restaurants, and other near by amenities! Call to book your showing today!

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2233868         |
| Price     | \$599,000        |
| Bathrooms | 0.00             |
| Acres     | 4.73             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 10307 94 Ave.       |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

### **Exterior**

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Lot Description | Back Yard, Few Trees, Lawn, Level, City Lot, Cleared, Irregular Lot |
|-----------------|---------------------------------------------------------------------|

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 23rd, 2025           |
| Days on Market | 92                        |
| Zoning         | Medium Density Hamlet Res |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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