

# \$150,000 - 9825 99 Avenue, Lac La Biche

MLS® #A2243545

**\$150,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.00 Acres

Lac La Biche, Lac La Biche, Alberta

This 1-acre parcel in the heart of Lac La Biche is a prime opportunity for your next multi-family residential project., or a larger lot with single family residence. Perfectly suited for row housing or townhomes. The land is located just minutes from schools, Portage College, the hospital, government office buildings, parks, an amazing recreational center with a new pool being constructed, the public library, and downtown core.

The property is level and clear, with only a few mature trees that could be incorporated into your landscaping plans. It's bordered by a sidewalk on one side, a back alley, and offers convenient access to utilities at the property line, making it easy to prepare for construction.

Back-alley access provides additional parking options, while the surrounding area features a mix of residential apartments, single-family homes, and commercial properties. Lac La Biche is a growing community with a rich offering of services, recreational opportunities, and new developments—including franchise businesses and enhanced amenities on the horizon.

This well-priced parcel is a blank canvas, ready to bring your vision to life in a vibrant and dynamic neighborhood!

## Essential Information



|           |                  |
|-----------|------------------|
| MLS® #    | A2243545         |
| Price     | \$150,000        |
| Bathrooms | 0.00             |
| Acres     | 1.00             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9825 99 Avenue      |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 26th, 2025           |
| Days on Market | 17                        |
| Zoning         | Medium Density Hamlet Res |

### Listing Details

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

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