

# \$194,900 - 13002 881 Highway, Lac La Biche

MLS® #A2220782

## \$194,900

2 Bedroom, 1.00 Bathroom, 948 sqft

Residential on 19.87 Acres

Lac La Biche, Lac La Biche, Alberta

**HUGE PRICE IMPROVEMENT!!** This 19.87 Acres property is selling for the cost of the shop! This seller is motivated to sell today! Zoned agricultural only 10 minutes East around Lac La Biche Lake off the 881 Highway. There is a 1975, 2 bedroom mobile home that is ready for improvements or can be replaced and connected to the services already there. Much gravel has been brought to this large cleared property to build roads and laydown areas. A 2500 square foot shop was built in 2015, equipped with oversize doors and radiant heating. The shop has a living quarters mezzanine with washroom, kitchen, living room and bedroom. This property is ideal for a mom and pop trucking business with its high traffic exposure from the 881 Highway. There is ample cleared land to diversify the lands potential and possible incomes.

Built in 1975

### Essential Information

MLS® #	A2220782
Price	\$194,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	948
Acres	19.87
Year Built	1975



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	13002 881 Highway
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking Spaces	4
Parking	None

### Interior

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Cleared
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

### Additional Information

Date Listed	May 10th, 2025
Days on Market	4
Zoning	Agricultural

### Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.