

# \$79,500 - 9815 99 Ave, Lac La Biche

MLS® #A2171755

**\$79,500**

0 Bedroom, 0.00 Bathroom,  
Land on 2.47 Acres

Lac La Biche, Lac La Biche, Alberta

Prime 2.47 Acre Wooded Lot in Lac La Biche - This unique nearly 2.5-acre parcel is located in the desirable Urban Reserve District of Lac La Biche, offering significant development potential. Nestled between 99th Street and 99th Avenue, the property is surrounded by a blend of residential and commercial spaces. Across 99th Avenue, you'll find Sparkle and Shine Car Wash and the Lac La Biche Bottle Depot, adding convenience to the area while maintaining a quiet, atmosphere. Whether you're considering a residential project or commercial development, this treed lot provides possibilities in an accessible part of town.



## Essential Information

MLS® #	A2171755
Price	\$79,500
Bathrooms	0.00
Acres	2.47
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	9815 99 Ave
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County

Province	Alberta
Postal Code	T0A 2C0

## Exterior

Exterior Features	None
Lot Description	Irregular Lot, Level, Many Trees

## Additional Information

Date Listed	October 8th, 2024
Days on Market	279
Zoning	Urban Reserve District

## Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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