

# \$215,000 - 306 13221 Twp Rd 680, Lac La Biche

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MLS® #A2236902

**\$215,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.93 Acres

Lac La Biche, Lac La Biche, Alberta

LAKEFRONT LOT with beach & GARAGE on .93 Acres (40,518sqft) in Lac La Biche located in Golden Sands Subdivision just mins from town and all the amenities!! Ready to start camping now this summer with 220 Volt RV plug in on site and a detached garage already built to store stuff; you have lots of time to enjoy the summer! Or build your dream Cabin or retirement property this is the spot; with Beach access and a firepit already in place plus a large deck by the water to enjoy the view LETS GO! Have your own dock and boat access and ice fish in the winter & ski doo and truly all the outdoors has to offer on this massive lake! The lot is partially landscaped and has many trees still left to make it your own hide away spot for the summer. Note: Driveway is a shared access with the neighbor with a proper registered easement in place so you have no worries and there is an in-ground septic tank tank aprox 2500 gallons.



## Essential Information

MLS® #	A2236902
Price	\$215,000
Bathrooms	0.00
Acres	0.93
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	306 13221 Twp Rd 680
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C1

## Amenities

Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake Front, Waterfront

## Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Many Trees, See Remarks, Views, Beach, Near Golf Course, Waterfront

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	72
Zoning	CR- COUNTRY RESIDENTIAL

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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