

# \$525,000 - 9627 99 Avenue, Lac La Biche

MLS® #A2196864

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.99 Acres

Lac La Biche, Lac La Biche, Alberta

Prime Development Opportunity – 5 Acres in  
the Heart of Lac La Biche

Unlock the potential of this 5-acre parcel,  
perfectly positioned in the heart of Lac La  
Biche. Zoned for high-density development,  
this property offers endless possibilities for  
investors and developers looking to create  
multi-family housing, student accommodations,  
or commercial-residential mixed-use projects.

Located directly across from Portage College,  
this prime location ensures strong demand for  
housing, making it an ideal site for apartments,  
townhomes, or condominium projects. With  
close proximity to shopping, schools,  
recreational facilities, and essential amenities,  
future residents will enjoy convenience and  
accessibility.



## Essential Information

MLS® #	A2196864
Price	\$525,000
Bathrooms	0.00
Acres	4.99
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	9627 99 Avenue
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Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	145
Zoning	Urban Reserve District

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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