

# \$80,000 - 138, 67458 Mcgrane Road, Lac La Biche

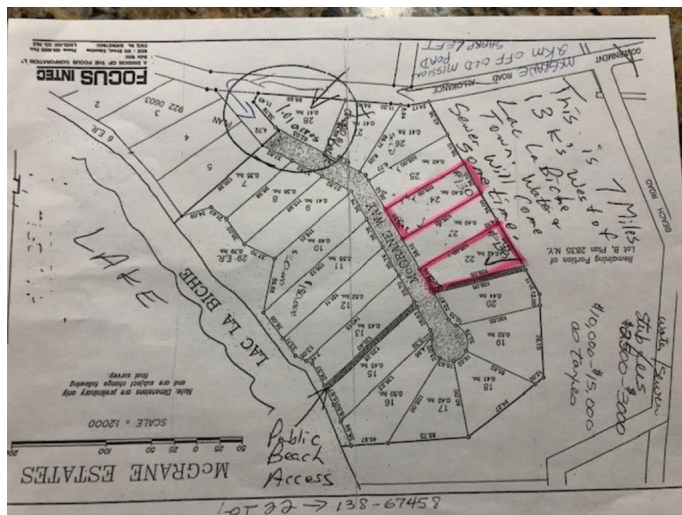
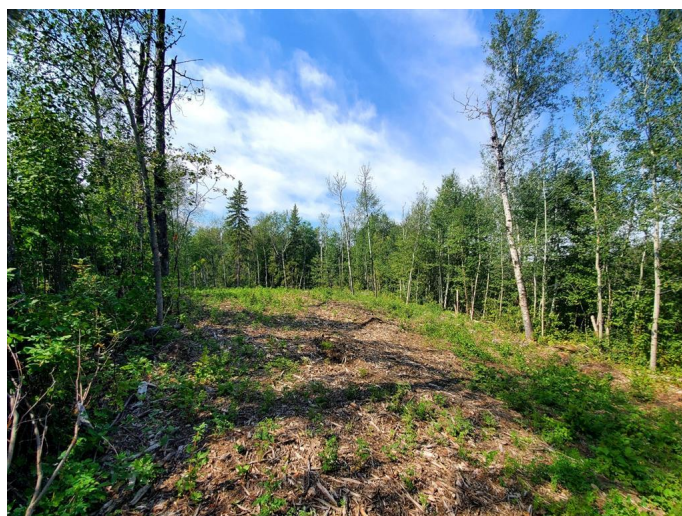
MLS® #A2205127

**\$80,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.04 Acres

NONE, Lac La Biche, Alberta

McGrane estates is a subdivision on the south side of Lac La biche lake close to the Mission beach. There is access to the lake with a community path, come enjoy the weekend recreation. With the upwards slope of the lot, a walk out cottage with second floor would grant you views of the lake. the lot has been opened up and been mulched, ready to fully develop. Municipal water and sewer is now available at this lot, so living here would be a breeze!



## Essential Information

MLS® #	A2205127
Price	\$80,000
Bathrooms	0.00
Acres	1.04
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	138, 67458 Mcgrane Road
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

## Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, Sewer Available, Water Available
Waterfront	Lake

## Exterior

Lot Description	Backs on to Park/Green Space, Gentle Sloping, Lake
-----------------	--

## Additional Information

Date Listed	March 23rd, 2025
Days on Market	89
Zoning	CR

## Listing Details

Listing Office	People 1st Realty
----------------	-------------------

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.