

\$150,000 - 9825 99 Avenue, Lac La Biche

MLS® #A2243545

\$150,000

0 Bedroom, 0.00 Bathroom,
Land on 1.00 Acres

Lac La Biche, Lac La Biche, Alberta

This 1-acre parcel in the heart of Lac La Biche is a prime opportunity for your next multi-family residential project., or a larger lot with single family residence. Perfectly suited for row housing or townhomes. The land is located just minutes from schools, Portage College, the hospital, government office buildings, parks, an amazing recreational center with a new pool being constructed, the public library, and downtown core.

The property is level and clear, with only a few mature trees that could be incorporated into your landscaping plans. It's bordered by a sidewalk on one side, a back alley, and offers convenient access to utilities at the property line, making it easy to prepare for construction.

Back-alley access provides additional parking options, while the surrounding area features a mix of residential apartments, single-family homes, and commercial properties. Lac La Biche is a growing community with a rich offering of services, recreational opportunities, and new developments—including franchise businesses and enhanced amenities on the horizon.

This well-priced parcel is a blank canvas, ready to bring your vision to life in a vibrant and dynamic neighborhood!



Essential Information

MLS® #	A2243545
Price	\$150,000
Bathrooms	0.00
Acres	1.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	9825 99 Avenue
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Additional Information

Date Listed	July 26th, 2025
Days on Market	63
Zoning	Medium Density Hamlet Res

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
----------------	------------------------

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