

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

MLS® #A2251242

**\$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® #    | A2251242        |
| Price     | \$525,000       |
| Bathrooms | 0.00            |
| Acres     | 4.99            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|         |                |
|---------|----------------|
| Address | 9627 99 Avenue |
|---------|----------------|



|             |                     |
|-------------|---------------------|
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A2C0              |

### **Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | August 24th, 2025      |
| Days on Market | 12                     |
| Zoning         | Urban Reserve District |

### **Listing Details**

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

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