

13002 881 Highway
Lac La Biche, Alberta

MLS # A2271525



\$469,900

Division: Lac La Biche

Type: Residential/Manufactured House

Style: Acreage with Residence, Mobile Home-Single Wide

Size: 992 sq.ft. **Age:** 1991 (35 yrs old)

Beds: 3 **Baths:** 1

Garage: Off Street

Lot Size: 19.87 Acres

Lot Feat: Cleared, Greenbelt, Irregular Lot, Wooded

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 7-67-12-W4

Exterior: Metal Frame

Zoning: AGRICULTURAL

Foundation: Piling(s)

Utilities: -

Features: No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Inclusions: n/a

REDUCED! SELLER MOTIVATED and OPEN TO OFFERS! Have you been searching for an acreage only minutes from town? This 19.87-acre property is fully set up with a 3-bedroom mobile home and a clean, spacious 40' x 60' shop — perfect for families, hobby farmers, or anyone needing room to work and play. Its only a 10 minute drive from Lac La Biche on paved roads! The shop is impressively equipped with workbenches, two 18' doors plus a smaller overhead door, a sink, and a 2-piece bathroom. The mezzanine features a kitchen area and a large room ideal for lunches, meetings, or multi-use workspace, along with a 3-piece bathroom with shower and an additional room that could serve as an office, storage, or even a sleeping area. Whether you need space for carpentry, equipment storage, or any hands-on projects, this shop delivers. The acreage also offers plenty of room for pets, chickens, horses, gardening, or even a future greenhouse. This versatile property is great for a family acreage, a hobby farm, or worker accommodations with ample parking for trucks, RVs, or equipment. Book a showing and imagine how this space can be developed to suit your lifestyle!