

FOR SALE

\$499,000

± 40.30 Acres

Registered to RD
easement to the
property.

LAGOON LAKE

**Subject Property
± 40.30 Acres**

LAC LA BICHE

LAC LA BICHE DEVELOPMENT OPPORTUNITY

Bordering Lac La Biche Lake & Lagoon Lake, Alberta

RE/MAX Excellence Commercial Division is proud to present a truly unique development opportunity on the shores of Lac La Biche Lake.

This remarkable lakefront parcel, currently designated for residential use, spans approximately 4.97 acres and features some of the most breathtaking views available in the region.

Situated on a scenic peninsula, the property offers an unparalleled perspective of the vast lake, creating an almost oceanic visual experience.

With power and natural gas infrastructure already in place from a previously occupied residence, this site offers immediate development potential. Whether envisioned as an exclusive residential retreat or a strategic long-term investment, the property combines natural beauty with practical readiness for future construction.

This is a rare chance to secure a premier waterfront location with exceptional upside in one of Alberta's most picturesque recreational corridors.

Size	± 40.30 Acres
Address	NW Sec 23 TWP 68 Range 14 West 4th
Legal Description	Block 12, 13, 14 Plan LSD
Power and Gas	Line to the old house site.
Price	\$499,000



[Video Tour](#)



[Mortgage
Calculator](#)



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ROADWAY

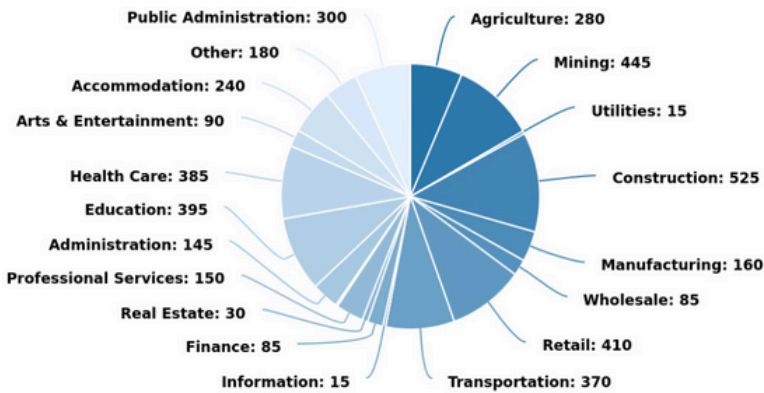
Lac La Biche, Alberta



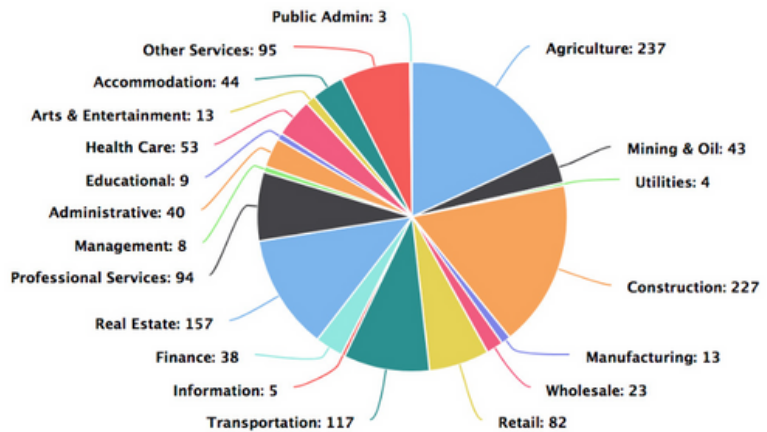
DEMOGRAPHICS

Lac La Biche, Alberta

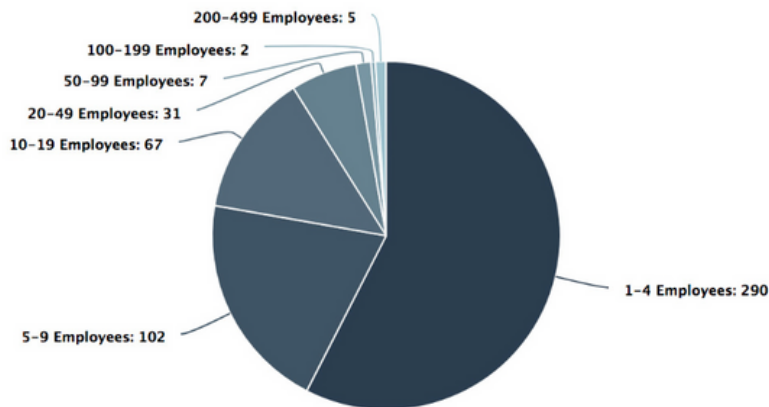
Labor Force By Industry



Business Industries



Business Sizes



The population of the area is approximately 9,531 (Shadow Population, 2017), with a median age of 37.9. Approximately 66.39% of residents fall within the working-age group, defined as individuals between 15 and 64 years old. An additional 20.35% represent the younger population, who are expected to join the labor force within the next two decades or sooner.

Currently, 1,635 individuals are projected to retire in the coming years. With a projected population growth of 7.3%, the region is positioned for continued development and workforce renewal.



POPULATION

9,531
Lac La Biche Area



WORK

66.39%
Working-Age Group



RETIRE

1,635
Individuals Projected



INCOME

Individual: \$63.2k
Family: \$143.5k



Range Road 142



Private Entrance To Lagoon

CONTACT:

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