LAC LA BICHE LAKE FRONT RECREATIONAL/DEVELOPMENT PROPERTY

Direct Access to Lac La Biche, Lagoon Lake, Alberta

Property Highlights

This listing is an extraordinary lakefront opportunity nestled on the tranquil shores of Lagoon Lake, with direct access to the expansive waters of Lake La Biche.

This private and serene parcel spans approximately 4.97 acres and is currently designated for country residential development. With its quiet setting and close proximity to a larger lake system, the site offers both seclusion and connectivity—ideal for a private estate or future investment project.

Boasting some of the most stunning waterfront views in the area, this property is a rare blend of natural beauty and development potential. Its location along a quiet inlet provides an unmatched sense of peace, while maintaining access to one of Alberta's most sought-after recreational regions.

This is a unique opportunity to acquire a premier waterfront holding with significant potential in a setting that feels truly untouched.

Size	± 61.40 Acres
Address	683 Range Road 142, Lac La Biche County, Alberta
Legal Description	Portions of Legal Subdivisions 12, 13, and 14, West of Lac La Biche, Section 23, Township 68, Range 14, West of the 4th Meridian
Power and Gas	Runs along main road.
Price	$370,000

Mortgage Calculator

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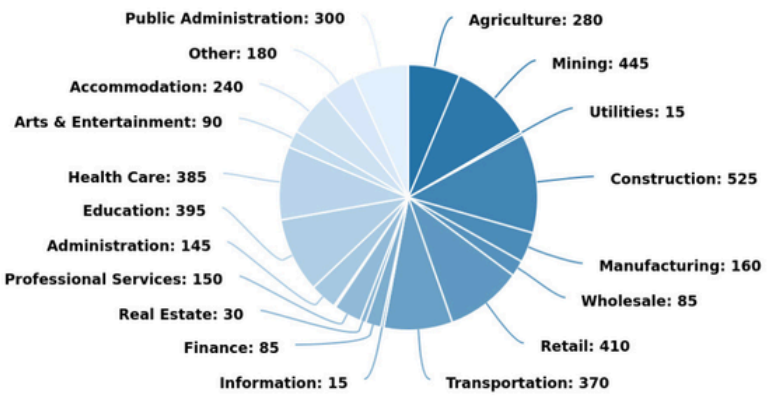
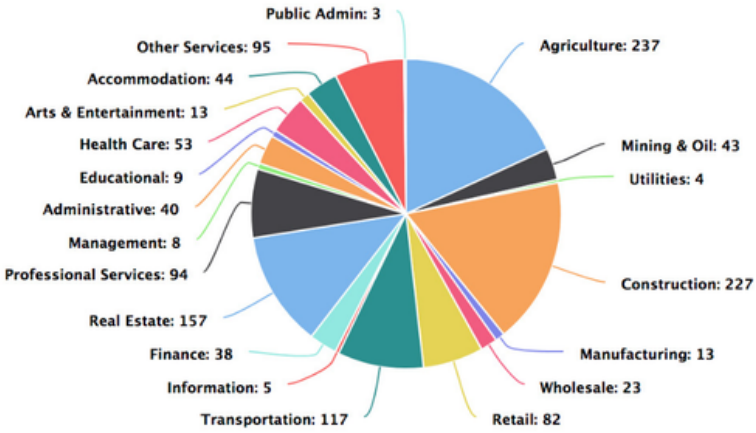
DEMOGRAPHICS

Lac La Biche, Alberta

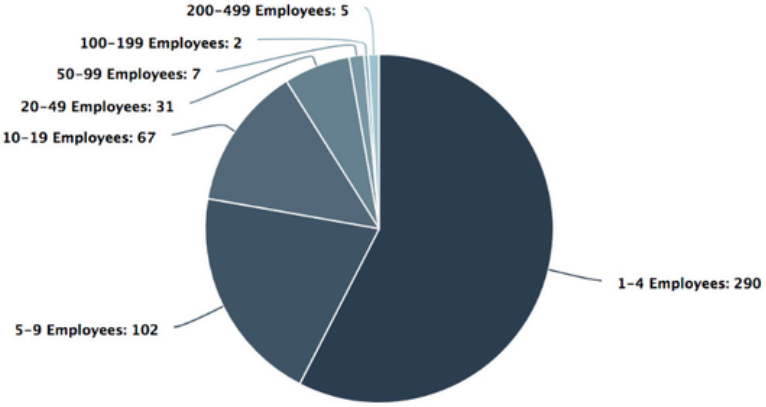
Labor Force By Industry



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.

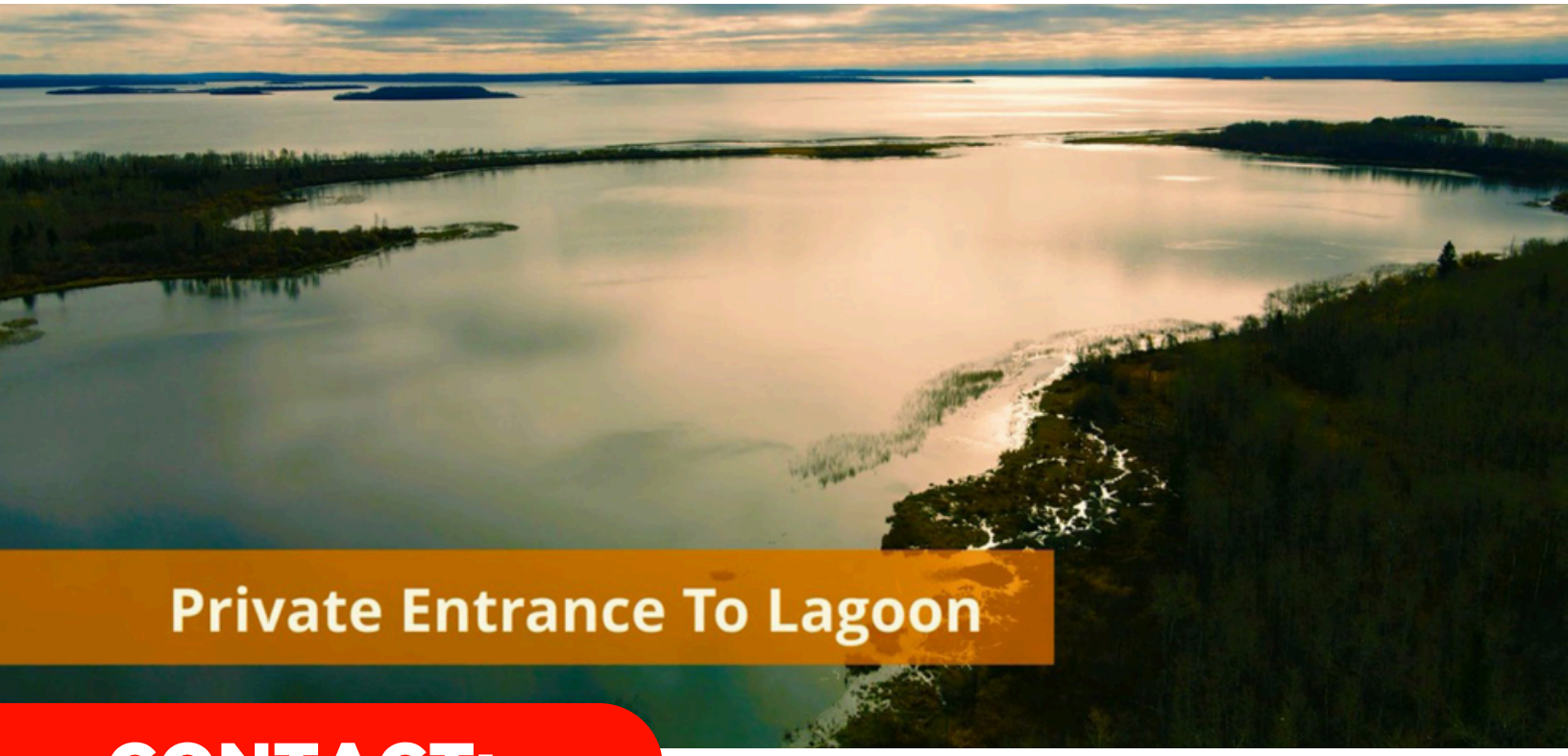
Currently, 1,635 individuals are projected to retire in the coming years. With a projected population growth of 7.3%, the region is positioned for continued development and workforce renewal.

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



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