

# \$109,900 - 15011 Twp Rd 665a, Lac La Biche

MLS® #A2245415

**\$109,900**

0 Bedroom, 0.00 Bathroom,  
Land on 10.01 Acres

Lac La Biche, Lac La Biche, Alberta

10 Acres of Residential farm land just waiting for you. Only 10 minutes on a paved road from Lac La Biche on a corner lot. You can build your new homestead or just use for farmland or pasture. Take a drive by and call today if you are interested. The Regulations for the zoning district are attached for extra information.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2245415         |
| Price     | \$109,900        |
| Bathrooms | 0.00             |
| Acres     | 10.01            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 15011 Twp Rd 665a   |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 47               |



Lac La Biche County  
Land Use Bylaw No. 17-004

**B3.5 ON-SITE ESTATE RESIDENTIAL DISTRICT 2 (OE2)**

**B3.5.1 Purpose**  
The purpose of this district is to provide opportunities for larger lot estate residential living with water provided by well or cistern and on-site sewage disposal that surrounds serviced estate residential districts.

| Permitted Uses                                                                                                                                                           | Discretionary Uses                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Animal Grooming</li><li>Dwelling, Single Detached</li><li>Home Based Business, Minor</li><li>Mobile Home</li><li>Sea Can</li></ul> | <ul style="list-style-type: none"><li>Animal Service Facility on lot of 4.0 ha (10.0 ac)</li><li>Bed and Breakfast</li><li>Boarding and Breeding Facility</li><li>Child Care Facility</li><li>Group Home</li><li>Home Based Business, Major</li><li>Park Model</li><li>Secondary Suite</li></ul> |

Bylaw 20-001

**B3.5.2 General Requirements**  
The following provisions shall apply to every development in this district:

|                            | Development Standard                                                                                                                                                                                          |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lot Area:</b>           | <ul style="list-style-type: none"><li>Minimum: 2.0 ha (5.0 ac)</li><li>Maximum: 4.0 ha (10.0 ac)</li></ul>                                                                                                    |
| <b>Lot Width:</b>          | <ul style="list-style-type: none"><li>Minimum: 45.0 m (148.0 ft.)</li></ul>                                                                                                                                   |
| <b>Front Yard Setback:</b> | <ul style="list-style-type: none"><li>Internal Subdivision Road (Min): 7.6 m (25.0 ft.)</li><li>External Road ROW (Min): 30.0 m (98.0 ft.)</li><li>Provincial Highway ROW (Min): 40.0 m (131.0 ft.)</li></ul> |
| <b>Side Yard Setback:</b>  | <ul style="list-style-type: none"><li>External Road ROW (Min): 30.0 m (66.0 ft.)</li><li>Provincial Highway ROW (Min): 40.0 m (131.0 ft.)</li><li>All Other Cases (Min): 3.0 m (10.0 ft.)</li></ul>           |
| <b>Rear Yard Setback:</b>  | <ul style="list-style-type: none"><li>External Road ROW (Min): 30.0 m (66.0 ft.)</li><li>Provincial Highway ROW (Min): 40.0 m (131.0 ft.)</li><li>All Other Cases (Min): 3.0 m (10.0 ft.)</li></ul>           |
| <b>Height:</b>             | <ul style="list-style-type: none"><li>Maximum: 10.0 m (33.0 ft.)</li></ul>                                                                                                                                    |
| <b>Dwellings per Lot:</b>  | <ul style="list-style-type: none"><li>Maximum: Two (2) subject to Section C1.12</li></ul>                                                                                                                     |

**B3.5.3 Additional Requirements**

- Refer to Part C for additional requirements based on the proposed development.
- Keeping of Animals
  - No livestock or poultry excluding chickens, with the exception of dogs, cats and other such household pets as are typically kept indoors, shall be kept on lots of less than 1.2 ha (3.0 ac) in size.
  - On lots 0.61 Ha (1.5 ac) and larger, up to twelve chickens shall be permitted. Roosters shall not be permitted. On lots less than 0.61 Ha (1.5 ac) chickens shall not be permitted.

Unofficial Consolidation - March 5 2021 20

|                        |                        |
|------------------------|------------------------|
| Zoning                 | OE2                    |
| <b>Listing Details</b> |                        |
| Listing Office         | ROYAL LEPAGE BENCHMARK |

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