

# \$449,000 - 9119 100 Street, Lac La Biche

MLS® #A2181612

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,579 sqft

Residential on 0.24 Acres

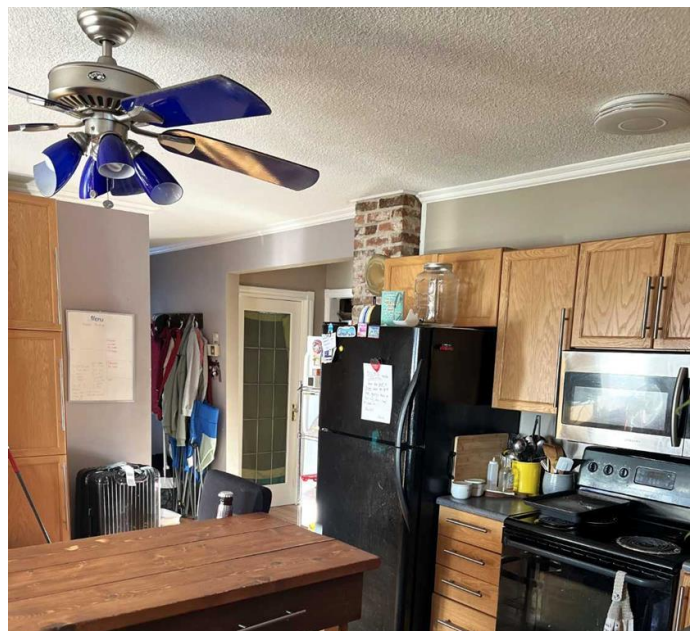
NONE, Lac La Biche, Alberta

What AN Investment!!!!!!This property boasts three residential units all in one convenient location. On the top floor, you'll find a spacious unit with three bedrooms and two bathrooms, offering over 1,500 square feet of living space. The unit features large windows that fill the area with beautiful natural light. Enjoy outdoor living with a front veranda and a back deck, along with a fully fenced yard for added privacy. The lower level includes two one-bedroom suites, each with its own private entrance, providing additional living options. The property also includes a double garage for ample parking and storage. All are fully rented, so buy it as an investment property, or a multi family unit! \$449,000.00

Built in 1952

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2181612    |
| Price          | \$449,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,579       |
| Acres          | 0.24        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9119 100 Street     |
| Subdivision | NONE                |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 5                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, Open Floorplan, Pantry, See Remarks, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                 |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run, Private Entrance, Private Yard, Storage                             |
| Lot Description   | Back Yard, Cleared, Dog Run Fenced In, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 9th, 2024 |
| Days on Market | 238                |
| Zoning         | Medium Density     |

## Listing Details

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

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