

# \$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

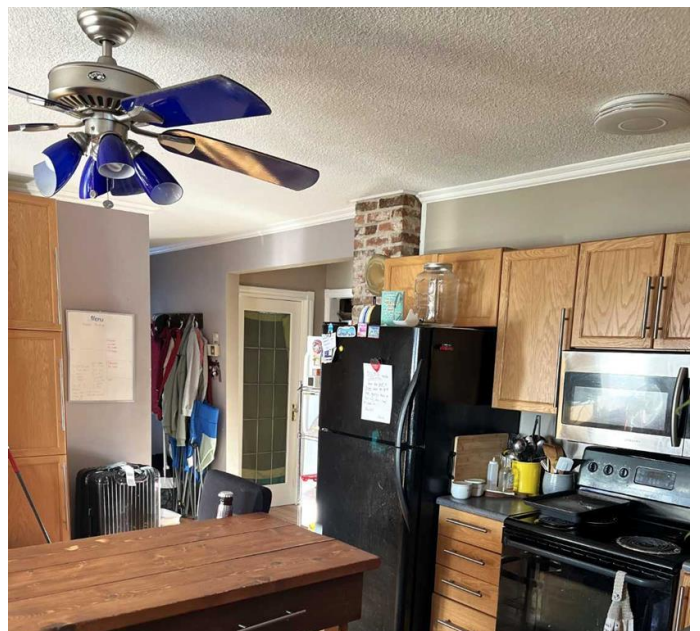
NONE, Lac La Biche, Alberta

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
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## 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	248
Zoning	Medium Density

## Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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