

\$509,000 - 66 Lakeview, Lac La Biche

MLS® #A2255118

\$509,000

0 Bedroom, 0.00 Bathroom, 2,025 sqft

Multi-Family on 0.33 Acres

Lac La Biche, Lac La Biche, Alberta

REDUCED! Don't miss this fantastic opportunity to own a fully tenanted 4-plex situated on a double lot in Lakeview Crescent, Lac La Biche! Ideally located on a corner lot with sidewalk access to the lake, downtown, McArthur Place Park, walking trails, the museum, spray park, and more—this property offers both convenience and lifestyle appeal for tenants.

The building features four self-contained suites: three 2-bedroom units and one 1-bedroom unit, all with access to a shared laundry room. There's ample on-site and street parking, plus a handy storage shed.

Recent upgrades include a new roof (2019), hot water tank (2024), balconies (2023), renovated bathrooms, and updated windows, making this a turnkey investment. Each tenant currently pays a flat monthly rent with utilities included. The property is also equipped with fiber optic internet, outdoor plug-ins, and municipal garbage pick-up.

Whether you're a seasoned investor or just starting your portfolio, this income-generating property in a great area is a must-see!

Built in 1967

Essential Information

MLS® #

A2255118



Price	\$509,000
Bathrooms	0.00
Square Footage	2,025
Acres	0.33
Year Built	1967
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	66 Lakeview
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	4
----------------	---

Exterior

Exterior Features	None
Roof	Asphalt Shingle

Additional Information

Date Listed	September 5th, 2025
Days on Market	63
Zoning	Medium Density Hamelet Re

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.