

\$525,000 - 10202 103 Avenue, Lac La Biche

MLS® #A2268866

\$525,000

0 Bedroom, 0.00 Bathroom, 2,068 sqft

Multi-Family on 0.00 Acres

NONE, Lac La Biche, Alberta

Excellent investment opportunity! This Four-Plex is close to downtown and waling distance to shops , schools, banks, businesses, amenities. the lake, and more! This building sits one corner lot and has 4 rented suites that each have 2 bedrooms, 1 bathroom, a laundry room, a kitchen, dining area, living room, and deck/patio. Each unit also comes with an assigned outlet in the parking area. The kitchen includes a refrigerator, stove, and dishwasher, oak cabinets, and a handy island workspace. Each suite has doors to a balcony, or patio. A mechanical room with a hot water tank and forced air furnace are access from inside the suites. Flooring is laminate and ceramic tile. The building was built in 2007. The common area and outside property, lawn, and sidewalks are clean and well maintained. The landscaping is designed with great drainage away from the building, and area with rock is low maintenance. Don't miss out on this great opportunity and book your viewing today.

Built in 2007

Essential Information

MLS® #	A2268866
Price	\$525,000
Bathrooms	0.00
Square Footage	2,068
Acres	0.00



Year Built	2007
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	10202 103 Avenue
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Plug-In

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Full

Exterior

Roof	Asphalt Shingle
Foundation	ICF Block

Additional Information

Date Listed	November 4th, 2025
Days on Market	3
Zoning	Residential

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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