

# \$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

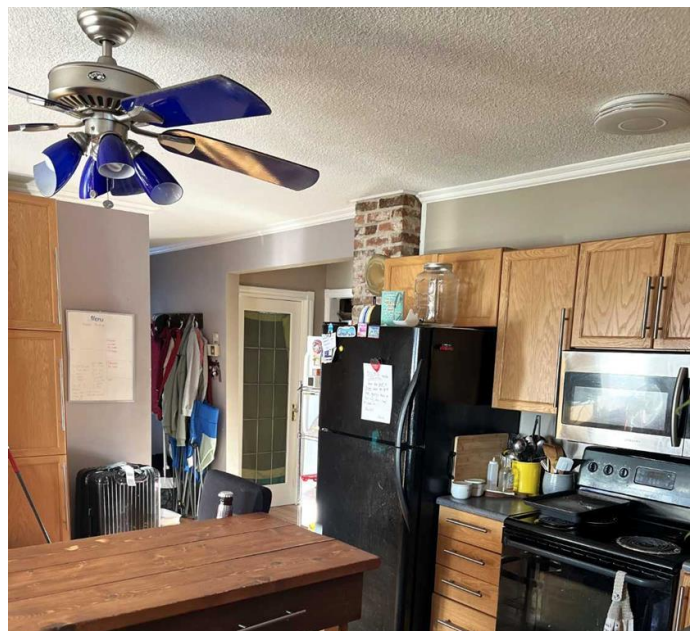
NONE, Lac La Biche, Alberta

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

### Additional Information

Date Listed December 9th, 2024  
Days on Market 133  
Zoning Medium Density

### 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 MLS®®, Multiple Listing Service® 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.