

# \$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

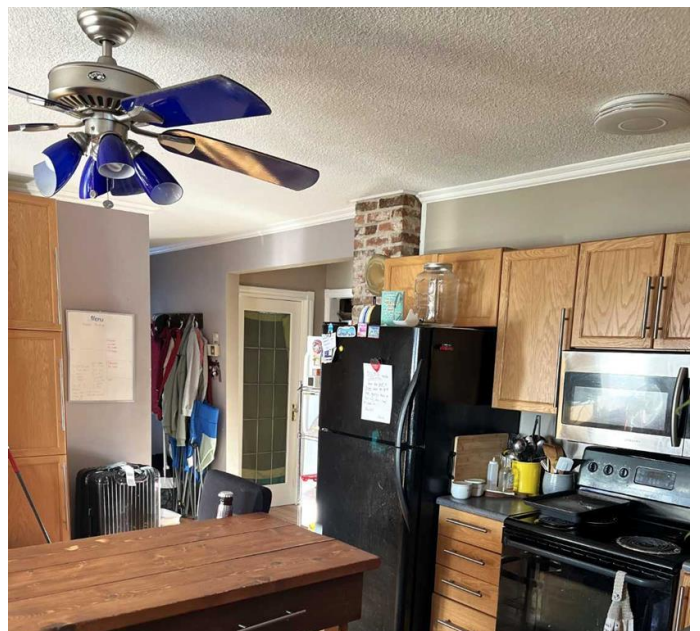
NONE, Lac La Biche, Alberta

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 235  
Zoning Medium Density

### Listing Details

Listing Office RE/MAX LA BICHE REALTY

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