CORD SPERO #1 RE/MAX

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9119 100 Street
Lac La Biche, Alberta

MLS # A2282290

$439,900

Division:	Lac La Biche
Type:	Residential/House
Style:	Bungalow
Size:	1,581 sq.ft.
Age:	1952 (74 yrs old)
Beds:	5
Baths:	3
Garage:	Double Garage Detached, Off Street
Lot Size:	0.24 Acre
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard

Heating:	Forced Air	**Water:**	-
Floors:	Granite, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	LDR
Foundation:	Poured Concrete	**Utilities:**	-

Features: No Animal Home, Open Floorplan, Pantry, See Remarks, Separate Entrance

Inclusions: N/A

Excellent investment opportunity in the heart of Lac La Biche! Located at 9119 100 Street, this well-maintained revenue property is ideally situated close to Portage College and the hospital, making it highly desirable for tenants. The upper-level unit features 3 bedrooms, including an oversized primary bedroom complete with a spacious walk-in closet and a beautifully appointed 4-piece ensuite with soaker tub. Bamboo flooring runs throughout, complementing the bright kitchen and the comfortable living and dining areas. The upper unit also enjoys exclusive use of a generous, fenced backyard with mature trees, a 25’ x 10’ deck accessed through a patio door, rear alley access, and access to the garage. The basement contains two additional self-contained rental units, each with a private entrance and their own laundry. One unit offers approximately 600 sq. ft. of living space with 1 bedroom, while the third unit is also a nicely appointed 1-bedroom suite. With three independent units, strong tenant demand, and a cap rate of approximately 8%, this property offers excellent cash-flow potential. Current tenants are happy to stay, making this a turnkey investment you won’t want to miss.