



**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 (legal) 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 legal 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.