

# \$520,000 - 66 Lakeview, Lac La Biche

MLS® #A2226547

**\$520,000**

0 Bedroom, 0.00 Bathroom, 2,026 sqft

Multi-Family on 0.33 Acres

Lac La Biche, Lac La Biche, Alberta

Don't miss this fantastic opportunity to own a fully tenanted 4-plex situated on a double lot in Lakeview Crescent, Lac La Biche! Ideally located on a corner lot with sidewalk access to the lake, downtown, McArthur Place Park, walking trails, the museum, spray park, and more—this property offers both convenience and lifestyle appeal for tenants.

The building features four self-contained suites: three 2-bedroom units and one 1-bedroom unit, all with access to a shared laundry room. There's ample on-site and street parking, plus a handy storage shed.

Recent upgrades include a new roof (2019), hot water tank (2024), balconies (2023), renovated bathrooms, and updated windows, making this a turnkey investment. Each tenant currently pays a flat monthly rent with utilities included. The property is also equipped with fiber optic internet, outdoor plug-ins, and municipal garbage pick-up.

Whether you're a seasoned investor or just starting your portfolio, this income-generating property in a great area is a must-see!

Built in 1967

## Essential Information

MLS® # A2226547

Price \$520,000



|                |              |
|----------------|--------------|
| Bathrooms      | 0.00         |
| Square Footage | 2,026        |
| Acres          | 0.33         |
| Year Built     | 1967         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Status         | Active       |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 66 Lakeview         |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Asphalt Shingle |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | May 31st, 2025            |
| Days on Market | 63                        |
| Zoning         | Medium Density Hamelet Re |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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