

\$527,000 - 10204 103 Avenue, Lac La Biche

MLS® #A1109512

\$527,000

0 Bedroom, 0.00 Bathroom, 2,054 sqft

Multi-Family on 0.00 Acres

Lac La Biche, Lac La Biche, Alberta

Excellent investment opportunity! **REDUCED** by \$25,000! Four-Plex is close to downtown and with sidewalks leading to shopping, schools, banks, business, amenities, the lake and more! This 4-plex is for sale by the original owner. This 4plex features Concrete construction, gypcrete floors, air exchangers, and a central boiler providing hot water heating to the building. There are 4 rented units and each consists of 2 bedrooms, a 4 piece bathroom, laundry room, kitchen, dining room, and laundry room. The kitchen has a refrigerator, stove, dishwasher, handy island workspace, and plenty of cabinetry. Each unit also has a balcony, or outdoor sitting area to relax on. Two energized parking stalls are assigned to each unit. All units are a little over 900 square feet. The flooring is laminate and ceramic tile. Window coverings are included. This 4plex has operated at 95+ % occupancy from the start. The grounds are clean with excellent drainage and landscaped with rock so there is now lawn mowing needed. Don't miss out on this great investment opportunity in a great location! You can rent out all the units, or maybe live in one and rent out the other 3!

Built in 2007

Essential Information

MLS® # A1109512

Price \$527,000



Sold Price	\$500,000
Bathrooms	0.00
Square Footage	2,054
Acres	0.00
Year Built	2007
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	10204 103 Avenue
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Utilities	Electricity Connected, Other
Parking Spaces	2
Parking	Off Street, Parking Pad, Plug-In

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Roof	Asphalt Shingle
Foundation	ICF Block

Additional Information

Date Listed	May 18th, 2021
Date Sold	March 1st, 2024
Days on Market	1018
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office RE/MAX LA BICHE REALTY

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