

\$152,000 - 10401, 101b Ave., Lac La Biche

MLS® #A2091030

\$152,000

5 Bedroom, 4.00 Bathroom, 1,346 sqft
Residential on 0.14 Acres

NONE, Lac La Biche, Alberta

PRICE REDUCED AGAIN! Here is a great opportunity to get into the market! You can rent the upstairs immediately, while the house has a separate entrance and could be brought back to its double unit status if you are willing to do some work. Built in 1966, it was extensively renovated in 2012 as you can see by the upstairs photos. It features vinyl-plank flooring, white kitchen cabinetry with subway tile, a laundry room on the main floor plus three bedrooms and 1.5 baths. The basement has recently undergone a complete demo as it suffered some water damage and it's been stripped down to the studs, so you can see everything you need to see. There is so much space down there, space for 3 bedrooms, two more bathrooms, a kitchen, separate laundry and the mechanical already has two furnaces so each unit can control its own heat. The basement windows are all legal sized, the yard is fully fenced and includes a shed, plus there is ample off-street parking for both tenants. This property is priced to SELL and the vendors are MOTIVATED to get it SOLD!

Built in 1966

Essential Information

MLS® #	A2091030
Price	\$152,000
Sold Price	\$130,000
Bedrooms	5



Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,346
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	10401, 101b Ave.
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

Amenities

Parking Spaces	6
Parking	Alley Access, Off Street

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, Level, Street Lighting, Rectangular Lot, Subdivided
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2023
Date Sold	June 14th, 2024
Days on Market	226
Zoning	MDHR
HOA Fees	0.00

Listing Details

Listing Office	SELLER DIRECT NORTHERN HOMES REALTY
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