

# \$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
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### Exterior

Exterior Features	None
Roof	Asphalt Shingle

### Additional Information

Date Listed	May 31st, 2025
Days on Market	21
Zoning	Medium Density Hamelet Re

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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