

# \$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

Donâ€™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 moreâ€”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. Thereâ€™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	82
Zoning	Medium Density Hamelet Re

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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