

\$180,170 - 86 Lebel Avenue, Kirkland Lake (kl & Area)

MLS® #T9514145

\$180,170

5 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

KL & Area, Kirkland Lake (kl & Area), Ontario

ADD THIS FULLY RENTED 1682 Sq Foot DUPLEX to your investment portfolio or live in one unit and rent out the other unit to help subsidize your costs. Each unit has 810 Ft of living space. THE 2 Bedroom MAIN LEVEL UNIT has a spacious kitchen, living room, modern 3 PC Bathroom, laundry hook-up and a welcoming covered front porch. THE 3 bedroom 2ND LEVEL UNIT has nice floor to ceiling height, hardwood in most of the rooms, a kitchen with laundry, 3 PC Bathroom & living room with owned gas space heater & a deck. 2024: \$22,200 gross income. Separate Hydro Meters (tenants pay their own hydro). Circular Driveway, 3- 4 parking spaces & a 16 ft x 22 ft detached garage. MPAC Code 332 (Duplex) ADDITIONAL INFO: (H2O / SEWER 2025 COSTS: \$497.05 flat quarterly) (Heat: Furnace in the basement heats the main level unit. Free Standing Gas Heater in the upstairs unit heats that unit for 2023: \$2,309.47). **EXTRAS** Excluded: Tenant belongings & all appliances on the main level. (id:6289)

Essential Information

Listings #	T9514145
Price	\$180,170
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Multi-family



Community Information

Address	86 Lebel Avenue
Subdivision	KL & Area
City	Kirkland Lake (kl & Area)
Province	Ontario
Postal Code	P2N2Z8

Amenities

Amenities	Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size
Parking Spaces	3
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	74.9 x 111 FT ; Triangular Shaped Lot under 1/2 acre
Foundation	Unknown

Listing Details

Listing Office	SHERRY PANAGAPKA REAL ESTATE LTD.
----------------	-----------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 5:16pm EDT