

# \$469,000 - 9113 93 Street, Lac La Biche

---

MLS® #A2016373

**\$469,000**

5 Bedroom, 4.00 Bathroom, 2,463 sqft  
Residential on 0.20 Acres

Lac La Biche, Lac La Biche, Alberta

2 story 5 bedroom 4 bath home in Lac La Biche.. Check out this 1995 custom home near the hospital, the Portage College, the Provincial building, parks , pool and the Bold Center. The main floor will impress those who walk through the front door with the impressive custom made curved oak staircase and open ceilings. The main floor features spaces for family gatherings, or finding a quiet spot to read a book. The huge Livingroom/dining room is next and as you walk into the rest of the home you see the bright kitchen, breakfast nook which opens to the sunken family room featuring hardwoods floors and gas fireplace. The rear East facing deck will provide a nice place for a morning sunrise coffee or an evening summer bbq or glass of wine over looking the backyard greenspace. The main floor also has the convenient main floor laundry and heated garage. The second level boasts 4 big bedrooms, a large 4 pc bath and the large Primary bedroom including massive walk-in closet and a four piece ensuite as your own personal spa with jacuzzi tub. The fully finished basement contains a guest room, massive recreation room, sauna, 3 pc bath and the 5th bedroom/guestroom. The large yard is 1.5 lots and is beautifully landscaped with shrubbery , an apple tree and is fenced for the family pet or small children. The backyard also has a great fire pit area with paving stones for gatherings and there's room for more gardens. Call today for a personal viewing.



Built in 1995

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2016373    |
| Price          | \$469,000   |
| Sold Price     | \$469,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,463       |
| Acres          | 0.20        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9113 93 Street      |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, French Door, High Ceilings, No Animal Home, Pantry, Sauna, Skylight(s), Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                                          |
| Heating           | Boiler, In Floor, Forced Air, Hot Water, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Family Room, Gas |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Fire Pit                                               |
| Lot Description   | Backs on to Park/Green<br>Trees/Shrub(s), Few Trees, L |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | December 22nd, 2022     |
| Date Sold      | May 6th, 2024           |
| Days on Market | 500                     |
| Zoning         | residential (low densit |
| HOA Fees       | 0.00                    |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.

