

\$97,500 - 9318 93 Avenue, Lac La Biche

MLS® #A2095045

\$97,500

3 Bedroom, 1.00 Bathroom, 896 sqft
Residential on 0.14 Acres

NONE, Lac La Biche, Alberta

New Listing!!! File#1418

Why rent when you can own this property!
Ideally located within walking distance to the hospital, in a great quiet mobile home community!

Home has had renovations and upgrades throughout the years including, newer appliances, some new kitchen cabinets with a pantry addition, new flooring, and the addition of a(12'x 7') porch for extra space. Furnace was replaced in the last 5 years, water on demand tank-less system installed, and a 10' x 12' storage shed located in the back . The same family has owned the home for over 25 years, and has taken good care of the property. Home is situated in the middle of the cul-de-sac; it provides a larger back yard, extra room for a garden space, and room for the kids to run and enjoy!!! Perfect starter home, or revenue property, in a location close to all amenities! Book youâ€™re personal viewing today! !Reduced to sell at \$97,500.00

Built in 1979

Essential Information

MLS® #	A2095045
Price	\$97,500
Sold Price	\$85,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	896
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Sold

Community Information

Address	9318 93 Avenue
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	2
Parking	Driveway, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Storage, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cleared, Corners Marked, Front Yard, Lawn, Garden, Low Maintenance Landscape, Irregular Lot
Roof	Metal
Construction	Metal Frame, Mixed
Foundation	Piling(s)

Additional Information

Date Listed	November 24th, 2023
Date Sold	September 13th, 2024

Days on Market	291
Zoning	Mobile Home Community
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE LAKELAND REALTY
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