

\$399,000 - 9114 97 Avenue, Lac La Biche

MLS® #A2113653

\$399,000

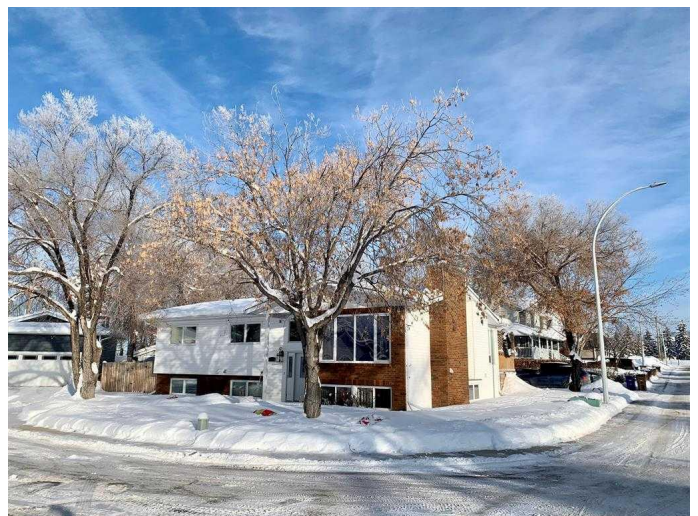
4 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 0.23 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to a Dumasfield Gem!

Don't miss out on the chance to make this spacious and well-appointed residence your family's new home! On a double corner lot in a quiet cul-de-sac, with only steps to the bold center, pool, portage college and hospital. Well lit sidewalks leading to Dumasfield park with playground, skating rink, skateboarding and picnic area. A large fenced yard for family, friends and pets features a garden area, gazebo, and small upper deck area. Entering the home through a practical and spacious mud room, perfect for getting the kids ready for school or the dog back from a walk. Beautifully renovated, the upper level comprises a bright kitchen with modern white subway tiles and plenty of cabinets and stainless steel appliances. The island with breakfast bar great for on the go families or entertaining with access to the deck and barbecue through patio doors. Also great built in features such as desk and cabinet. Get cozy by the fireplace in the living room just off the dining room, 3 big windows make the room really sparkle. Upstairs there are 3 bedrooms, a 4 piece main bathroom with double mirrors and a long vanity, and the master bedroom with its own 3 piece ensuite. The basement is a versatile space, offering a spacious recreation room with ample natural light, a laundry area, and a second living space complete with a kitchen, family room with fireplace, bedroom, and a 4-piece bathroom with its own laundry machines, a perfect guest



suite. It also has tons of parking with a detached double car garage, driveway space for 2 vehicles and additional street parking on two sides. Additional exterior features not to be missed are the underground water system for the front yard and commercial-grade LED lighting under eaves troughs for easy Christmas decorating. This is a great property of a family to live and grow in. There are not a lot of homes in town for sale that sit on 2 lots!

Built in 1982

Essential Information

MLS® #	A2113653
Price	\$399,000
Sold Price	\$390,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,538
Acres	0.23
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9114 97 Avenue
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	t0a2c0

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Few Trees, Gazebo, Lawn, Garden, Irregular Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 11th, 2024
Date Sold	July 15th, 2024
Days on Market	125
Zoning	low density hamlet reside
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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