

\$249,900 - 9104a 94 Ave., Lac La Biche

MLS® #A2120447

\$249,900

3 Bedroom, 3.00 Bathroom, 1,184 sqft

Residential on 0.08 Acres

Lac La Biche, Lac La Biche, Alberta

Are you looking for an affordable family home in a well established neighborhood! Check out this half duplex in Dumasfield! You can pull up on the concrete driveway and into the attached garage. On the main floor you will find an entrance with closet space, a kitchen with pantry, a dining area, 2 piece bathroom, and a spacious Living room with a gas fireplace. There are new French doors off of the Livingroom that lead you to the back deck and back yard where you can enjoy soaking in the sun! On the 2nd level you will find 3 bedroom, a 3 piece bathroom with glass walk in shower, and a 2 piece ensuite off of the master bedroom. The open basement is ready for you to finish to suit your family needs. A new furnace was installed in 2020. and a new hot water tank in 2022. This home is close to the Bold Center, Dumasfield Park with outdoor skating rink, Portage College and much more! Call today to book your viewing!

Built in 1992

Essential Information

MLS® #	A2120447
Price	\$249,900
Sold Price	\$229,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2



Square Footage	1,184
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	9104a 94 Ave.
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Lighting
Lot Description	Back Yard, City Lot, Cleared, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Yard Drainage, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	June 21st, 2024
Days on Market	77
Zoning	Medium Density Hamlet Res
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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