

\$324,500 - 9109 94 Ave., Lac La Biche

MLS® #A2128066

\$324,500

4 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.13 Acres

Lac La Biche, Lac La Biche, Alberta

REDUCED! Welcome to the wonderful well established neighborhood of Dumasfield! Drive up the concrete driveway and into the insulated garage! The double car garage, driveway, and street provide plenty of parking. This great affordable family home has 4 bedrooms, 2 bathrooms, a finished basement, and fenced back yard! It's just waiting for a family to enjoy it! There are sidewalks in every direction leading you to the Bold Center where you can enjoy many recreational activities, the public library, High School, Hospital, College, Portage Pool, Provincial Building and more! The front yard is gorgeous with its flowering perennial gardens, trees, and sidewalk leading you to the back yard. The back yard has room for family and friends to enjoy raised vegetable garden beds, playing, and picnics. The chain link fence is wonderful for those who have young children and/or pets. The back deck is spacious, has low maintenance aluminum railing, and plenty of room to sit and relax, visit, or barbeque meals. The patio doors are handy to the dining room and kitchen. The kitchen is suited with a pantry, new stainless steel appliances including a refrigerator, stove, and dishwasher. There is a window over the sink with a view of the backyard. This home has upgrades that include new shingles, NEW flooring, fresh paint, windows, new hot water tank, new flooring, and NEW stainless steel dishwasher, microwave, and washer and dryer. The livingroom is visible from the dining room



making it a great space for gatherings, and there is even more space downstairs in the large family/recreation room! This house checks off a lot of boxes, possession can be quick, and the price has been reduced! Call for your viewing today!

Built in 1992

Essential Information

MLS® #	A2128066
Price	\$324,500
Sold Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9109 94 Ave.
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Cleared,
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 30th, 2024
Days on Market	29
Zoning	Medium Resident Hamlet Re
HOA Fees	0.00



Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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