

\$419,000 - 9203, 93 Ave, Lac La Biche

MLS® #A2138272

\$419,000

4 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.16 Acres

NONE, Lac La Biche, Alberta

NEW on the market! Exceptionally well-kept home in a quiet cul-de-sac with no through traffic! This 4-level split home is finished on every level providing your family with a total of 2,430 square feet, 3 bedrooms/1 bathroom on the upper floor and an added bedroom with ensuite on the 3rd level (a great space to host a home-based business). The 3rd level also has cozy family room with lots of light, hardwood flooring, a gas fireplace and an office nook to work. Last but not least, the lower level is fully carpeted and wide open so you can use it for whatever you like. Now moving to the outside, this home has a massive 19x12 covered deck (facing an open green space), there are raised garden beds, a fully fenced yard with double gate to exit, and a 20X12 shed with roll up door built on a solid concrete pad. This home will check all your boxes!

Built in 1992

Essential Information

MLS® #	A2138272
Price	\$419,000
Sold Price	\$407,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,240
Acres	0.16



Year Built	1992
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	9203, 93 Ave
Subdivision	NONE
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	High Ceilings, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Greenbelt, Landscaped, Paved, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 26th, 2024

Days on Market	21
Zoning	LDHR
HOA Fees	0.00

Listing Details

Listing Office SELLER DIRECT NORTHERN HOMES REALTY

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