

\$439,900 - 9313 91 Avenue, Lac La Biche

MLS® #A2143291

\$439,900

5 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.17 Acres

Lac La Biche, Lac La Biche, Alberta

Reduced!!! Sellers Motivated!! 1386 sq ft, fully finished home with attached heated garage in Dumasfield. Check out this delightful five bedroom bi-level on fully landscaped lot featuring concrete pavers on driveway and walks and a new raised bed planter providing a welcoming appearance to the front entrance.

This turn key home is in a great location for your family and is close to the Health Center, Portage College/pool, schools and Bold Center recreational facility/ Library and new public pool currently under construction. This beautifully appointed home features vaulted ceilings in living room and kitchen/dining, featuring a built in eating bar and four major appliances. The primary suite bedroom enjoys a large ensuite with deluxe soaker tub, separate shower and a walk in closet. Enjoy the nice southern exposure during the summer on your south exposure deck with no neighbours behind overlooking the green belt.

The basement is newly developed with 2 additional bedrooms, a huge family/rec room with electric fireplace, large laundry room and 3 pc bath. Dumasfield is a great neighbourhood of young families with close proximity to all amenities. This home has been well maintained and has many upgrades that your family can enjoy for years to come.

Other notable mentions; Nest Wifi Smart Thermostat, Central air conditioning, new hotwater tank, new paint and flooring on the main level, newly developed basement, LED soffit lighting, custom window coverings, rustic



wood feature wall in the primary suite, newer deck constructed of treated wood and maintenance free aluminum railing and gate as well as an enclosed deck below for additional outdoor storage and much more. Call today for a personal showing.

Built in 2007

Essential Information

MLS® #	A2143291
Price	\$439,900
Sold Price	\$425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,386
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	9313 91 Avenue
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

Interior

Interior Features	Jetted Tub, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows
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Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	August 26th, 2024
Days on Market	67
Zoning	low density Hamlet Reside
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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