

\$418,000 - 9602 100 Avenue, Lac La Biche

MLS® #A2176708

\$418,000

4 Bedroom, 3.00 Bathroom, 1,399 sqft
Residential on 0.32 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to this beautiful 2012 home located in the charming Crescent Heights neighborhood of Lac La Biche. The main floor is 1399 sq feet and the finished basement is 1335 sq ft provides 2734 square feet of finished living space! This property is move in ready and offers a perfect blend of comfort and style. Inside, you'll find 4 spacious bedrooms, 3 bathrooms, and stunning hardwood floors throughout the main living areas and basement. The finished basement with a bar and walk-out access opens up possibilities for extra living space or even a rental suite. Enjoy the privacy of a large, well-fenced pie shaped backyard or take in the lake views from the elevated deck, which feels like your own private balcony overlooking the horizon. Pull up and park on the driveway, or in the 2 car attached garage. The location and proximity to down town amenities, the Bold Center, Library, College, Hospital, Swimming Pool, Play grounds, and Lake make this home ideal for anyone looking to experience small-town living with a touch of luxury. Feature include: gas fireplace in Livingroom, vaulted ceilings, open concept design between living room, kitchen and dining area, main floor laundry, full developed basement complete with wet bar, room or a gym, and air conditioning! The master bedroom has a large walk-in closet and En-suite. The driveway has room to park 4 vehicles, or space to park an RV or boat. close to



Built in 2012

Essential Information

MLS® #	A2176708
Price	\$418,000
Sold Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,399
Acres	0.32
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9602 100 Avenue
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Amenities	Fitness Center, Laundry
Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Irregular Lot, Low Maintenance Landscape, Triangular Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	January 27th, 2025
Days on Market	87
Zoning	Low Dens. Res. Hamlet
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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