

# \$249,000 - 9104a 94 Ave, Lac La Biche

MLS® #A2196130

## \$249,000

3 Bedroom, 3.00 Bathroom, 1,091 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 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. There are sliding patio doors off of the living room that lead you to the back deck and back yard where you can enjoy the sun! On the 2nd level you will find 3 bedrooms, a 3 piece bathroom and a 2 piece ensuite in the master bedroom. The open basement is ready for you to finish to suit your family needs. This home is close to the Bold Center, Dumasfield Park with outdoor skating rink, Portage College and other essential town amenities! Call today to book your viewing!

Built in 1992

### Essential Information

MLS® #	A2196130
Price	\$249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,091
Acres	0.08
Year Built	1992



Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **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
# of Garages	1

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed March 2nd, 2025  
Days on Market 50  
Zoning Medium Density Hamlet Res

### **Listing Details**

Listing Office RE/MAX LA BICHE REALTY



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