

# **\$479,000 - 9606, 100 Ave, Lac La Biche**

MLS® #A2196553

## **\$479,000**

4 Bedroom, 3.00 Bathroom, 1,576 sqft  
Residential on 0.18 Acres

Lac La Biche, Lac La Biche, Alberta

This beautifully maintained 4-bedroom, 3-bathroom home situated at 9606-100 Avenue in Lac La Biche, AB (Crescent Heights), is a true gem. Built in 2006, the property offers 1,576 square feet of living space, with a fully finished basement and a spacious master suite above the garage. The expansive master suite is complete with an ensuite bathroom, corner tub and walk-in closet.

The dining room leads to a large deck, where you can unwind and enjoy stunning views of the lake and spectacular sunsets. The deck was recently redone in 2022. The attached 24x24 heated garage provides ample space for two vehicles, along with extra storage, a workbench, and convenient access to the backyard.

The property is fully fenced with privacy chain-link and features a double gate for additional parking access in the rear. The landscaping is impressive, with a paved stone driveway, walkways, and tiered steps that lead to a cozy firepit in the backyardâ€”perfect for outdoor gatherings.

The walkout basement and additional deck offers potential for a rental unit and incredible flexibility. Conveniently located near government offices, Portage College, and the hospital, this property is ready for you and your family to call home.



Built in 2006

## Essential Information

MLS® #	A2196553
Price	\$479,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,576
Acres	0.18
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information

Address	9606, 100 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, Interlocking Driveway
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard, Storage, Awning(s)
Lot Description	Landscaped, Sloped Down, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	58
Zoning	LDR

## Listing Details

Listing Office	People 1st Realty
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