

# \$239,500 - 9104a 94 Ave, Lac La Biche

MLS® #A2196130

## \$239,500

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          | \$239,500 |
| 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    | Side by Side, 2 Storey |
| 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 | Vinyl Windows, No Smoking Home   |
| Appliances        | Dishwasher, Refrigerator, Dryer, Electric Stove, Garage Control(s), Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

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

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 2nd, 2025           |
| Days on Market | 140                       |
| Zoning         | Medium Density Hamlet Res |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.