

\$244,000 - 9112a 94 Avenue, Lac La Biche

MLS® #A2267989

\$244,000

3 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.08 Acres

Lac La Biche, Lac La Biche, Alberta

Are you looking for a well kept very and affordable home ? This 3 bedroom, 3 bathroom half duplex is in the wonderful subdivision of Dusmasfield and is walking distance to the Bold Center, College, Hospital, Playground, schools. restaurants, and much The entrance is equipped with a closet for your coats and outerwear. The main floor includes the kitchen/dining area , half bath, and a spacious Livingroom with a gas fireplace, and patio doors taking deck where you can bbq or just sit back and relax.! There are 3 bedrooms upstairs, 1 four piece bathroom, and a two piece ensuite off the master bedroom. The basement is finished with a family room, a laundry area, storage space, and mechanical room. Above ground there is 1190 square feet of living space, and addition 557 square feet in the finished basement totalling 1747. The garage is insulated and has room for a vehicles, tools and toys, with a nice workspace for projects. Enjoy being outside in the fenced backyard with room to play and possibly plant a garden! Make this place your home, or buy as a revenue investment and rent it out! Itâ€™s in the right location at the right price!

Built in 1992

Essential Information

MLS® # A2267989

Price \$244,000



Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,190
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	9112a 94 Avenue
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	City Lot, Lawn, Rectangular Lot, Cleared

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	6
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.