

# \$289,000 - 9607 94 Street, Lac La Biche

MLS® #A2194093

**\$289,000**

3 Bedroom, 2.00 Bathroom, 1,075 sqft  
Residential on 0.14 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to the subdivision of Dumasfield! This well established neighborhood has a great park including playground equipment, a skate park, an outdoor skating rink, and is a great picnic area! The property is walking distance to the college, the pool, hospital, provincial building, and the Bold Centre where you can take part in recreational activities. Are you looking for a well kept affordable home on a quiet street? Stay out of the rain elements when you pull up onto the concrete driveway and drive into your attached garage! This home has 3 bedrooms upstairs. If a 4th bedroom is needed, the family room downstairs could be converted into one easily by adding a small wall and a door. The master bedroom does have an ensuite with a shower. The livingroom features a 2 sided bay window, a vaulted ceiling, electric fireplace, ceiling fan, and is open to the dining room. The Dining room is open to the kitchen and has sliding patio door to the covered deck. The kitchen has plenty of cabinetry for storage, counter space for prepping, and a window above the sink overlooking the backyard. Enjoy the fenced back yard where kids and pets can play, and you can enjoy the garden patch! There is more room to park a couple vehicles in the driveway on the along the sidewalk. The basement has a cozy family room, a large storage room, laundry/mechanical room, and door to the garage. Beautiful trees in the yard include a Mayday, cotoneasters, a willow, lilacs, and raspberries. This home is move in



ready and for this price you can add your touch and make it your own! Call to book your showing today!

Built in 1981

### **Essential Information**

MLS® #	A2194093
Price	\$289,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	9607 94 Street
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	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden
Lot Description	Few Trees, Garden, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 11th, 2025
Days on Market	85
Zoning	Medium Density Hamlet Res

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.