

# \$399,000 - 9324 91 Avenue, Lac La Biche

MLS® #A2223715

**\$399,000**

6 Bedroom, 3.00 Bathroom, 1,408 sqft

Residential on 0.14 Acres

Lac La Biche, Lac La Biche, Alberta

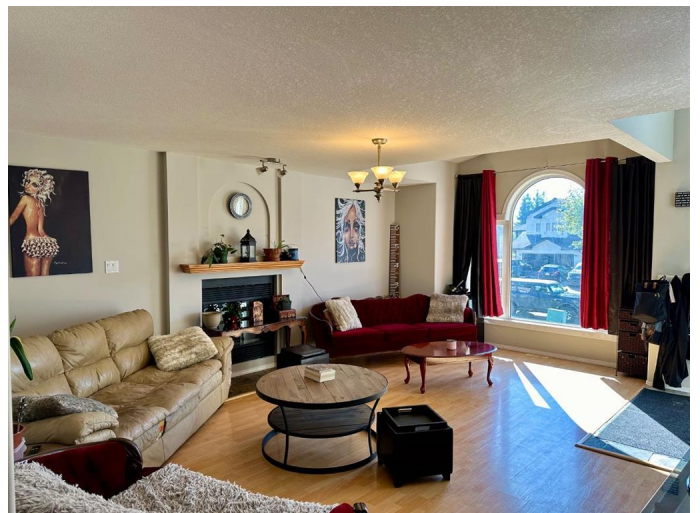
Looking for a great family home with the added benefit of a rental suite? 1408sqft family friendly home offers 3 bedrooms, 2 full bath, spacious eat in kitchen and 2 living spaces. Fully finished basement features a separate entrance which takes you to a 2 bedroom, 1 bathroom mortgage helper! Fenced backyard will keep the kids or pets safe and the double attached garage is finished with power and drywall. Located within walking distance to Portage College, Hospital, recreation center, parks and schools, this home is an absolute must see.

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223715    |
| Price          | \$399,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,408       |
| Acres          | 0.14        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 9324 91 Avenue      |
| 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 |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Baseboard, Forced Air                                   |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Full, Suite                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | May 22nd, 2025          |
| Days on Market | 82                      |
| Zoning         | Low Density Residential |

### Listing Details

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

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