

# \$419,900 - 9303 91 Avenue, Lac La Biche

MLS® #A2203631

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.16 Acres

Lac La Biche, Lac La Biche, Alberta

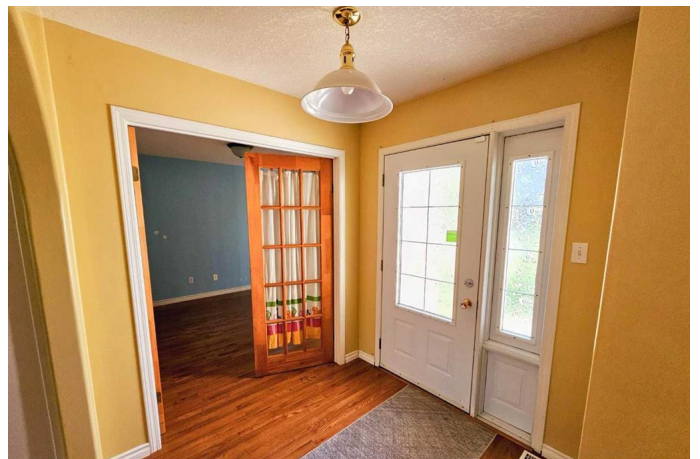
Beautiful Home in a Great Location! This well-maintained 5-bedroom, 2.5-bathroom home is ideally situated in a fantastic location, just minutes from schools, the hospital, the Bold Centre, and all the amenities. It's the perfect choice for families looking for space, comfort, and convenience. The bright and welcoming interior boasts beautiful hardwood floors, and the spacious living room features vaulted ceilings, gas fireplace, giving the home an open and inviting feel. The kitchen is well-designed, with a large island, ample counter space, and plenty of cabinets and a pantry for all your storage needs. Adjacent to the kitchen, the dining area provides easy access to the rear deck—perfect for outdoor meals, relaxation, or entertaining guests. The fully finished basement offers extra living space and a family room with a gas fireplace that could be used as a rec room or play area. The property also includes a double attached garage, offering convenience and additional storage. Outside, the fenced backyard ensures privacy and provides a peaceful retreat for family and pets. This home truly has it all—great location, spacious layout, and plenty of features to suit your lifestyle. It's a wonderful place to call home!

Built in 1998

## Essential Information

MLS® #

A2203631



|                |             |
|----------------|-------------|
| Price          | \$419,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,576       |
| Acres          | 0.16        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9303 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 | Kitchen Island, Open Floorplan                              |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                       |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 2                                                           |
| Fireplaces        | Gas                                                         |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
| Lot Description | Back Yard, City Lot, Cleared, Few Trees, Landscaped, No Neighbours Behind, Private |
| Roof            | Asphalt Shingle                                                                    |
| Construction    | Vinyl Siding                                                                       |
| Foundation      | Poured Concrete                                                                    |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 24th, 2025          |
| Days on Market | 43                        |
| Zoning         | Low Density Hamlet Reside |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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