

# \$295,000 - 9408 93, Lac La Biche

MLS® #A2251693

## \$295,000

4 Bedroom, 3.00 Bathroom, 1,172 sqft  
Residential on 0.14 Acres

Lac La Biche, Lac La Biche, Alberta

This well-kept 1983 bungalow offers 4 bedrooms and 3 bathrooms, making it a great fit for a growing family. More recent updates include shingles, furnace, hot water tank, and upgraded flooring upstairs. The fenced backyard backs directly onto a park, giving you extra space and privacy to enjoy. Located in a family friendly neighborhood, this home combines comfort, convenience, and value. A solid opportunity to own a well-kept family home at an affordable price.

Built in 1983

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251693    |
| Price          | \$295,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,172       |
| Acres          | 0.14        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

Address 9408 93



|             |                     |
|-------------|---------------------|
| 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 |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage          |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                        |
| Cooling           | Other                                             |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                   |
| Lot Description   | Back Yard, Few Trees, Interior Lot, Lawn, Level, Rectangular Lot, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Wood Siding                                                                                    |
| Foundation        | Poured Concrete                                                                                |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 29th, 2025         |
| Days on Market | 72                        |
| Zoning         | MEDIUM DENSITY HAMLET RES |

### Listing Details

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

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