

# \$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
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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	44
Zoning	Low Density Hamlet Reside

### **Listing Details**

Listing Office	People 1st Realty
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