

# \$350,000 - 9517 91 Street, Lac La Biche

MLS® #A2179001

**\$350,000**

5 Bedroom, 2.00 Bathroom, 1,458 sqft

Residential on 0.15 Acres

Lac La Biche, Lac La Biche, Alberta

**NEW PRICE ALERT! Family-Ready Gem in Dumasfield, Lac La Biche!**

Step into more than 3,000 sq/ft of beautifully designed family living in this 5-bedroom, 4-bathroom home. Fresh paint, landscaped yard, and a huge fenced lot offer a safe and fun space for your kids to play and grow.

Inside, enjoy multiple gathering spaces: a cozy den with a fireplace, a spacious front living room, a family-friendly kitchen with island and eating area, plus a formal dining room. It's built for making memories.

The double heated garage adds winter comfort, and separate entrances—including one to a flexible basement suite—offer great options for guests, teens, or rental income.

Only minutes from trails, the hospital, and brand-new amenities.

?? Watch the video tour now: [Click to Watch](#)

Built in 1991

## Essential Information

MLS® # A2179001

Price \$350,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,458
Acres	0.15
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9517 91 Street
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Refrigerator, Electric Stove, Washer/Dryer
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      November 13th, 2024

Days on Market                297

Zoning                            residential

**Listing Details**

Listing Office                   COLDWELL BANKER UNITED



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