\$244,000 - 9112a 94 Avenue, Lac La Biche

MLS® #A2267989

\$244,000

3 Bedroom, 3.00 Bathroom, 1,190 sqft Residential on 0.08 Acres

Lac La Biche, Lac La Biche, Alberta

Are you looking for a well kept very and affordable home? This 3 bedroom, 3 bathroom half duplex is in the wonderful subdivision of Dusmasfield and is walking distance to the Bold Center, College, Hospital, Playground, schools. restaurants, and much The entrance is equipped with a closet for your coats and outerwear. The main floor includes the kitchen/dining area, half bath, and a spacious Livingroom with a gas fireplace, and patio doors taking deck where you can bbg or just sit back and relax.! There are 3 bedrooms upstairs, 1 four piece bathroom, and a two piece ensuite off the master bedroom. The basement is finished with a family room, a laundry area, storage space, and mechanical room. Above ground there is 1190 square feet of living space, and addition 557 square feet in the finished basement totalling 1747. The garage is insulated and has room for a vehicles, tools and toys, with a nice workspace for projects. Enjoy being outside in the fenced backyard with room to play and possibly plant a garden! Make this place your home, or buy as a revenue investment and rent it out! It's in the right location at the right price!





Built in 1992

Essential Information

MLS® # A2267989 Price \$244,000 Bedrooms 3

Bathrooms 3.00

Full Baths 1

Half Baths 2

Square Footage 1,190

Acres 0.08 Year Built 1992

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 9112a 94 Avenue

Subdivision Lac La Biche
City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A 2C0

Amenities

Parking Spaces 3

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Laminate Counters, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description City Lot, Lawn, Rectangular Lot, Cleared

Asphalt Shingle Roof

Concrete, Vinyl Siding, Wood Construction

Foundation **Poured Concrete**

Additional Information

Date Listed October 29th, 2025

Days on Market

Medium Density Hamlet Res Zoning



