

\$305,000 - 9106 94 Avenue, Lac La Biche

MLS® #A2219947

\$305,000

3 Bedroom, 2.00 Bathroom, 1,254 sqft

Residential on 0.15 Acres

Lac La Biche, Lac La Biche, Alberta

Great Price-Great Location!!! Welcome to this lovely 3 bedroom, 1.5-bathroom family home featuring a great sized kitchen, a bright and comfortable living area, and an unfinished basement offering endless possibilities for future development. Outside, you'll enjoy a detached garage, a lovely garden space, and a mature cherry tree adding natural beauty to the yard. Situated in a fantastic location with exciting new development nearby and close to the hospital, provincial buildings, schools, and the Bold Centre, this home combines comfort and convenience. Opportunities like this don't come often, make it yours before it's gone!

Built in 1989

Essential Information

MLS® #	A2219947
Price	\$305,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,254
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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Community Information

Address	9106 94 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 Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Cleared, Fruit Trees/Shrub(s), Few Trees, Garden, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	23
Zoning	Medium Density Hamlet Res

Listing Details

Listing Office	People 1st Realty
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