

# \$282,500 - 9114 95 Ave., Lac La Biche

MLS® #A2234919

## \$282,500

6 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.15 Acres

NONE, Lac La Biche, Alberta

Check out this 6 bedroom home in Dumasfield for a very affordable price! This great buy would be perfect for 2 families, or a multi generational family as it has living spaces on each floor that each include a kitchen, living room ,bathroom, laundry, and bedrooms! You are walking distance to Portage College, the Hospital, The Bold Center, the Dumasfield playground, skate park, out door skating rink, and more! The home features, hardwood & tile flooring, central vacuum, a gas fireplace, bay window. Enjoy sitting on the deck in your fenced backyard where there is room for your family and pets to play! There is room to park, or store items in the 16' x 24' insulated garage with automatic garage door opener. This home is priced to sell! The sellers are motivated and open to offers!

Built in 1988

### Essential Information

MLS® #	A2234919
Price	\$282,500
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,147
Acres	0.15
Year Built	1988



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9114 95 Ave.
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Cleared, Square Shaped Lot
Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
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Days on Market	9
Zoning	medium density hamlet res

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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