



9105 96 Ave
Lac La Biche, Alberta

MLS # A2302590



\$319,900

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Step into this architect-designed two-storey home, built in 1980 and thoughtfully updated to blend character with modern comfort. The show-stopping living room features a dramatic 20-foot ceiling and an open-to-above design from the second floor, creating a bright and airy focal point you'll love. Upstairs, you'll find three bedrooms, each equipped with functional IKEA wardrobes and a 3 piece washroom. A stylish renovation completed in 2010-2011 enhanced the home with granite countertops, stone tile in the kitchen, custom cabinetry, and timeless subway tile in the bathroom. The semi-developed basement adds extra versatility, complete with a convenient lower-level laundry area and a half bath—perfect for growing families or additional living space. Outside, enjoy a fully fenced yard with plenty of room to relax, garden, or entertain. A unique two-storey shed offers exceptional storage or creative potential. Ideally located in Lac La Biche, this property is just minutes from Portage College, government offices, and the hospital—making it a fantastic option for families, professionals, or investors alike.