



9303 93 Street
Lac La Biche, Alberta

MLS # A2303583



\$328,900

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,222 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Garden, Irregular Lot		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: NA

HOME PLUS REVENUE. This well maintained 3 bedroom bi level is ideally located near the hospital, Portage College, and the Bold Centre. The main floor offers a spacious living room and a bright kitchen with garden doors leading to a large deck. The primary bedroom includes a 3 piece ensuite, with two additional bedrooms completing the upper level. The fully developed basement provides flexible living space with both interior access and a separate side entrance. It features a family room connected to the main level, two bedrooms, an office, an additional living area, a second kitchen, and a full bathroom. This layout is well suited for extended family or multi generational living. Situated on a large pie shaped lot, the property is nicely landscaped and includes a single detached garage.