



**9202 94 Avenue  
Lac La Biche, Alberta**

**MLS # A1225702**



**\$275,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Street Lighting, Other		

**Heating:** Boiler, Hot Water, Natural Gas, Zoned

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** medium density hamlet res

**Utilities:** -

**Inclusions:** N/A

Bi-Level in the heart of Dumasfield. 1394 sf home with fully developed basement. Features include six bedrooms, four bathrooms, spacious living room with vaulted ceilings, good size bedrooms on the main floor. The basement is fully developed with three bedroom, two bathrooms and a full kitchen for your extended stay guests. This home would make a great home for growing or large family or even company housing. Upgrades have been made to the heating system with a new boiler and conversion to hot water baseboard heating throughout. The detached garage is finished, and insulated and can be hooked up to natural gas to keep your vehicle warm in the winter or made into a heated workshop. Close to the Provincial Building, Portage College, hospital and the Bold Center. A good sized home for a good price point. This would make a great revenue or two family home.