



9326 91 Ave.
Lac La Biche, Alberta

MLS # A2103593



\$375,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,507 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Low Density Hamlet
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: n/a

Are you looking for a beautiful family home located in a great location? Check out this 2 story house with 5 bedrooms, and 3 bathrooms located on a corner lot in Dumasfield. The master bedroom is on the main floor and features a walkin closet. Stay out of the rain and snow when you pull up onto the cement driveway into the double attached garage! The Living Room features, a bright picture window, vaulted ceilings, and a gas fireplace with an open stairwell to the 2nd floor. The kitchen/dining room has granite counter tops, stainless steel appliances, bright windows, and the back door takes you the deck where your can bbq! Recent renovations include vinyl plank flooring, fresh paint, and new baseboards. The fenced backyard makes for a wonderful place to relax, and is safe place for kids and pets to play! The basement has a large recreation room which is a great theatre room, bar, game or exercise room. The top floor has bedrooms, a bathroom, and room for an office. Dumasfield is a well established subdivision with a playground, outdoor skating rink, and is near the pool,. This home is a short walking distance to the hospital and the college. Call to book your showing today!