



**9114 97 Avenue
Lac La Biche, Alberta**

MLS # A2113653



\$399,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,538 sq.ft.	Age:	1982 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Gazebo, Lawn, Garden, Irregular Lot, La		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	low density hamlet reside
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures		
Inclusions:	n/a		

Welcome to a Dumasfield Gem! Don't miss out on the chance to make this spacious and well-appointed residence your family's new home! On a double corner lot in a quiet cul-de-sac, with only steps to the bold center, pool, portage college and hospital. Well lit sidewalks leading to Dumasfield park with playground, skating rink, skateboarding and picnic area. A large fenced yard for family, friends and pets features a garden area, gazebo, and small upper deck area. Entering the home through a practical and spacious mud room, perfect for getting the kids ready for school or the dog back from a walk. Beautifully renovated, the upper level comprises a bright kitchen with modern white subway tiles and plenty of cabinets and stainless steel appliances. The island with breakfast bar great for on the go families or entertaining with access to the deck and barbecue through patio doors. Also great built in features such as desk and cabinet. Get cozy by the fireplace in the living room just off the dining room, 3 big windows make the room really sparkle. Upstairs there are 3 bedrooms, a 4 piece main bathroom with double mirrors and a long vanity, and the master bedroom with its own 3 piece ensuite. The basement is a versatile space, offering a spacious recreation room with ample natural light, a laundry area, and a second living space complete with a kitchen, family room with fireplace, bedroom, and a 4-piece bathroom with its own laundry machines, a perfect guest suite. It also has tons of parking with a detached double car garage, driveway space for 2 vehicles and additional street parking on two sides. Additional exterior features not to be missed are the underground water system for the front yard and commercial-grade LED lighting under eaves troughs for easy Christmas decorating. This is a great property of a family to live and grow in. There are not a lot of

homes in town for sale that sit on 2 lots!