



9201 93 Avenue  
Lac La Biche, Alberta

MLS # A2139324



**\$399,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Standard Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** N/A

Fantastic Corner Lot in Dumasfield with Adjacent Green Space! This 2 Storey 1928 sq. ft. home has a beautiful entryway that is open to the second storey, where you will find 3 bedrooms and 2 baths with the master bedroom boasting a huge walk in closet / dressing room. The main floor dinette plus two spaces which could make for a formal dining room. Recent upgrades include new paint, new kitchen cabinets, stainless steel appliances, granite counter tops, new modern blinds and modern neutral decor throughout the home. For extra peace of mind a new home security system with camera has been installed. Enjoy the easy to maintain yard with a new stamped concrete patio. Many upgrades and priced to sell!