



9509 91 Avenue
Lac La Biche, Alberta

MLS # A2140587



\$384,800

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,137 sq.ft.	Age:	1990 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Gazebo, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Medium Density
Foundation:	Poured Concrete, See Remarks, Wood	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Fire Pit, Gazebo, Garden Shed, Air Conditioning Unit, Wine Caddy

Welcome to your dream home in Dumasfield! File 1420!!!! This gorgeous 3-bedroom, 2 bathroom gem boasts a double car garage, stunning cabinetry, granite countertops, new flooring and appliances. The heart of the home is a modern kitchen opening to a dining area with panoramic windows and backyard views. The upper level features two bedrooms, large bathroom, and laundry, the master suite offers a walk in closet and access to main bath. Enjoy multiple living spaces, including a cozy living room and spacious family room. The lower level adds a large bedroom, full bathroom and extensive storage and kids play area in the basement. Outside a private oasis awaits you! Large two tiered deck with gazebo on cement pad, firepit, with a high privacy fence, which gives you the space and seclusion for entertaining and family get togethers!!!A luxurious find in a prime location! \$384,800.00