



**9313 91 Avenue
Lac La Biche, Alberta**

MLS # A2143291



\$445,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,386 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	low density Hamlet Reside
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: gas range, fridge, stove, dishwasher, washer dryer, microwave hood fan, window coverings, garage door opener and control, electric fireplaces

Sellers Motivated!! 1386 sq ft, fully finished home with attached heated garage in Dumasfield . Check out this delightful five bedroom bi-level on fully landscaped lot featuring concrete pavers on driveway and walks and a new raised bed planter providing a welcoming appearance to the front entrance. This turn key home is in a great location for your family and is close to the Health Center, Portage College/pool, schools and Bold Center recreational facility/ Library and new public pool currently under construction. This beautifully appointed home features vaulted ceilings in living room and kitchen/dining, featuring a built in eating bar and four major appliances. The primary suite bedroom enjoys a large ensuite with deluxe soaker tub, separate shower and a walk in closet. Enjoy the nice southern exposure during the summer on your south exposure deck with no neighbours behind over looking the green belt. The basement is newly developed with 2 additional bedrooms, a huge family/rec room with electric fireplace, large laundry room and 3 pc bath. Dumasfield is a great neighbourhood of young families with close proximity to all amenities. This home has been well maintained and has many upgrades that your family can enjoy for years to come. Other notable mentions; Nest Wifi Smart Thermostat, Central air conditioning, new hotwater tank, new paint and flooring on the main level, newly developed basement, LED soffit lighting, custom window coverings, rustic wood feature wall in the primary suite, newer deck constructed of treated wood and maintenance free aluminum railing and gate as well as an enclosed deck below for additional outdoor storage and much more. Call today for a personal showing.