



9221 91 Avenue  
Lac La Biche, Alberta

MLS # A2143542



**\$525,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Conservation, Environmental Res		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings		

**Inclusions:** NA

This beautiful home features a spacious living room with high ceilings, a family friendly kitchen with stainless steel appliances and large island. Recharge in your large master suite with a walk-in closet and spa-like bathroom with jetted tub. Sit and relax in your spacious living room in front of the double sided fireplace and enjoy your evening or head out to the deck and enjoy the views of the greenspace behind your home. Your fully finished, walk out basement offers 3 bedrooms, 1 bath and a rec room large enough for a home theater and games room. The entire family will be happy here! The backyard is perfect for entertaining with a large deck and hot tub. There is room for all of your toys in the storage shed in the back yard and in the double attached, heated garage. The home is conveniently located near the hospital, college, shopping and restaurants. This home is a must see!