



GRASSROOTS
REALTY GROUP

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9104A 94 Ave
Lac La Biche, Alberta

MLS # A2196130



\$239,500

Division:	Lac La Biche		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,091 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Few Trees, Front Yard, Fruit Trees/Shrub(s), Ga		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Medium Density Hamlet Res
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: n/a

Are you looking for an affordable family home in a well established neighborhood! Check out this half duplex in Dumasfield! You can pull up on the driveway and into the attached garage. On the main floor you will find an entrance with closet space, a kitchen with pantry, a dining area, 2 piece bathroom, and a spacious living room. There are sliding patio doors off of the living room that lead you to the back deck and back yard where you can enjoy the sun! On the 2nd level you will find 3 bedrooms, a 3 piece bathroom and a 2 piece ensuite in the master bedroom. The open basement is ready for you to finish to suit your family needs. This home is close to the Bold Center, Dumasfield Park with outdoor skating rink, Portage College and other essential town amenities! Call today to book your viewing!