



GRASSROOTS
REALTY GROUP

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9509 91 Street
Lac La Biche, Alberta

MLS # A2212724



\$399,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,547 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Gazebo, Private		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	MEDIUM DENSITY HAMLET RES
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), French Door, Granite Counters, High Ceilings		

Inclusions: Gazebo, Shed, Air conditioning unit, coffee bar,

Welcome to your dream home in the heart of Dumasfield! This beautifully updated 3-bedroom, 2-bathroom offers style, comfort, and space for the whole family. Step inside to find stunning new flooring, granite countertops, upgraded cabinetry, and sleek new appliances throughout. The bright, open-concept kitchen flows effortlessly into a charming dining area with panoramic windows and serene views of the backyard. Upstairs, you'll find two spacious bedrooms, a stylish full bathroom, and convenient laundry. The master suite includes a walk-in closet and direct access to the main bath—perfect for privacy and functionality. Multiple living areas give you room to relax and entertain, including a cozy living room and a large family room. The lower level features a third bedroom, a second full bathroom, extensive storage, and a dedicated kids' play area—ideal for growing families. Step outside to your own private oasis: a beautifully landscaped backyard complete with a two-tiered deck, cement pad with a gazebo, firepit, and a tall privacy fence. Whether you're hosting a summer BBQ or enjoying a quiet evening under the stars, this space was made for making memories.