

**9106 94 Avenue  
Lac La Biche, Alberta**

**MLS # A2219947**



# \$305,000

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cleared, Few Trees, Fruit Trees/Shrub(s), Garden, Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Medium Density Hamlet Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** 2 Deep Freezers, Security System House and Garage and Ladder.

Great Price-Great Location!!! Welcome to this lovely 3 bedroom, 1.5-bathroom family home featuring a great sized kitchen, a bright and comfortable living area, and an unfinished basement offering endless possibilities for future development. Outside, you'll enjoy a detached garage, a lovely garden space, and a mature cherry tree adding natural beauty to the yard. Situated in a fantastic location with exciting new development nearby and close to the hospital, provincial buildings, schools, and the Bold Centre, this home combines comfort and convenience. Opportunities like this don't come often, make it yours before it's gone!