

**9104A 94 Ave**  
**Lac La Biche, Alberta**

**MLS # A2196130**

# \$239,500



|                    |                                    |                   |                           |
|--------------------|------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank      | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full, Unfinished                   | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | Medium Density Hamlet Res |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | 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!