

\$399,000 - 9509 91 Street, Lac La Biche

MLS® #A2212724

\$399,000

3 Bedroom, 2.00 Bathroom, 1,547 sqft

Residential on 0.14 Acres

Lac La Biche, Lac La Biche, Alberta

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.

Built in 1990

Essential Information

MLS® #

A2212724



| | |
|----------------|---------------|
| Price | \$399,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,547 |
| Acres | 0.14 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 9509 91 Street |
| Subdivision | Lac La Biche |
| City | Lac La Biche |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | t0a2c0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Granite Counters, High Ceilings, Ceiling Fan(s), French Door |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Cul-De-Sac, Gazebo, Private |

| | |
|--------------|-----------------------|
| Roof | Asphalt Shingle |
| Construction | Stucco, Mixed |
| Foundation | Poured Concrete, Wood |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 126 |
| Zoning | MEDIUM DENSITY HAMLET RES |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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