

# \$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, Ceiling Fan(s), French Door, Granite Counters, High Ceilings |
| 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 | Mixed, Stucco         |
| Foundation   | Poured Concrete, Wood |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 17th, 2025          |
| Days on Market | 70                        |
| Zoning         | MEDIUM DENSITY HAMLET RES |

### **Listing Details**

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

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