

\$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 | 118 |
| Zoning | MEDIUM DENSITY HAMLET RES |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.