

\$265,000 - 10202, 94 Avenue Avenue, Lac La Biche

MLS® #A2255647

\$265,000

5 Bedroom, 2.00 Bathroom, 1,144 sqft
Residential on 0.22 Acres

Lac La Biche, Lac La Biche, Alberta

Affordable bi-level home in Lac La Biche! This functional property offers convenience with its close proximity to schools, the college, hospital, and downtown amenities. The main floor welcomes you with a bright living room featuring a vaulted, wood-finished ceiling and large windows that fill the space with natural light. Upstairs you'll find 3 bedrooms and a spacious 4-piece bathroom with tub/shower. The basement includes 3 additional bedrooms, a bathroom with a stand-up shower, and partially finished rooms that provide flexibility—perfect for customizing to your needs or creating a revenue suite. Outside, enjoy a fenced backyard complete with a cement patio, two storage sheds, garden space, fruit trees, and a fire pit—ideal for outdoor living. The attached single-car garage offers both a man door to the patio and a bay door leading to the cement driveway. Convenient sidewalks with street lighting connect you to downtown, playgrounds, and more. Recent updates include shingles (2021) and landscaping.

Built in 1978

Essential Information

MLS® #	A2255647
Price	\$265,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,144
Acres	0.22
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	10202, 94 Avenue Avenue
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas, Fireplace Insert, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Courtyard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	9
Zoning	LDR

Listing Details

Listing Office	People 1st Realty
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