

# \$405,000 - 9509 91 Street, Lac La Biche

MLS® #A2212724

**\$405,000**

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	\$405,000
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), Granite Counters, High Ceilings, 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, Private, Gazebo

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

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	52
Zoning	MEDIUM DENSITY HAMLET RES

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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