



**GRASSROOTS**  
REALTY GROUP

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9106 93 Ave  
Lac La Biche, Alberta

MLS # A2301502



**\$529,900**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,946 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Cul-De-Sac, Landscaped, Low Maintenance Landscape,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Improved Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Beamed Ceilings, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this stunning 5-bedroom, 4-bathroom two-storey home nestled in a quiet cul-de-sac in desirable Dumasfield! From the moment you arrive, the exceptional curb appeal and meticulously designed landscaping in both the front and back yards will impress. Curved steps bordered by tiered planters create a warm and elegant welcome, while the beautifully crafted paving stone driveway and double attached garage provide ample parking. Inside, the open-concept kitchen and dining area offer the perfect space for entertaining or enjoying family time. Step outside to the gorgeous outdoor patio finished with Roman rolled stone, ideal for relaxing or hosting guests, or unwind in the spacious living room. The second level features three bedrooms, including a generous primary suite complete with a walk-in closet and private 3-piece ensuite, plus an additional 3-piece bathroom for family convenience. The fully finished basement adds even more living space with a large recreation/family room, two spacious bedrooms, and another bathroom with a walk-in shower. This modern, well-maintained home showcases granite countertops, tile flooring, main floor laundry, beautiful stonework, and low-maintenance landscaping so you can spend more time enjoying life. Located close to parks, the Bold Center, pool, library, lakes, golf course, and scenic sidewalks, this is an exceptional family home in one of the area's most established and sought-after neighbourhoods.