



9303 93 Street  
Lac La Biche, Alberta

MLS # A2303583



**\$328,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Lac La Biche                     |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bi-Level                         |               |                   |
| <b>Size:</b>     | 1,222 sq.ft.                     | <b>Age:</b>   | 1988 (38 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Irregular Lot |               |                   |

|                    |                 |
|--------------------|-----------------|
| <b>Heating:</b>    | Forced Air      |
| <b>Floors:</b>     | Laminate, Tile  |
| <b>Roof:</b>       | Asphalt Shingle |
| <b>Basement:</b>   | Full            |
| <b>Exterior:</b>   | Wood Frame      |
| <b>Foundation:</b> | Poured Concrete |
| <b>Features:</b>   | Breakfast Bar   |

|                   |             |
|-------------------|-------------|
| <b>Water:</b>     | -           |
| <b>Sewer:</b>     | -           |
| <b>Condo Fee:</b> | -           |
| <b>LLD:</b>       | -           |
| <b>Zoning:</b>    | Residential |
| <b>Utilities:</b> | -           |

**Inclusions:** NA

HOME PLUS REVENUE. This well maintained 3 bedroom bi level is ideally located near the hospital, Portage College, and the Bold Centre. The main floor offers a spacious living room and a bright kitchen with garden doors leading to a large deck. The primary bedroom includes a 3 piece ensuite, with two additional bedrooms completing the upper level. The fully developed basement provides flexible living space with both interior access and a separate side entrance. It features a family room connected to the main level, two bedrooms, an office, an additional living area, a second kitchen, and a full bathroom. This layout is well suited for extended family or multi generational living. Situated on a large pie shaped lot, the property is nicely landscaped and includes a single detached garage.