



9303 93 Street  
Lac La Biche, Alberta

MLS # A2303583



**\$315,000**

<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.