



9221 91 Ave
Lac La Biche, Alberta

MLS # A2305931



\$534,900

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,675 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Framing	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This beautiful family home backs onto a serene greenbelt with no neighbors on one side, offering exceptional privacy and peaceful surroundings. Offering 3,348 sq feet of updated space featuring six bedrooms and three bathrooms, it provides ample space for a growing family or hosting guests. The open concept main floor is bright and inviting with large south facing windows, high ceilings, and a stylish two-way gas fireplace. The fully developed walk out basement adds even more living space with a second gas fireplace, new carpet throughout, and flexible rooms ideal for an office, recreation area, or guest suite. Outside a generous deck with glass railing overlooks the back yard and features enough space for an outdoor dining area plus a lounging/BBQ space. Additional highlights include a heated double garage and a quiet location just minutes from schools, the BOLD Centre, shopping, and restaurants, creating the perfect blend of comfort, privacy, and convenience.