

\$305,000 - 9106 94 Avenue, Lac La Biche

MLS® #A2219947

\$305,000

3 Bedroom, 2.00 Bathroom, 1,254 sqft

Residential on 0.15 Acres

Lac La Biche, Lac La Biche, Alberta

Great Price-Great Location!!! Welcome to this lovely 3 bedroom, 1.5-bathroom family home featuring a great sized kitchen, a bright and comfortable living area, and an unfinished basement offering endless possibilities for future development. Outside, you'll enjoy a detached garage, a lovely garden space, and a mature cherry tree adding natural beauty to the yard. Situated in a fantastic location with exciting new development nearby and close to the hospital, provincial buildings, schools, and the Bold Centre, this home combines comfort and convenience. Opportunities like this don't come often, make it yours before it's gone!

Built in 1989

Essential Information

MLS® #	A2219947
Price	\$305,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,254
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

Community Information

Address 9106 94 Avenue
Subdivision Lac La Biche
City Lac La Biche
County Lac La Biche County
Province Alberta
Postal Code T0A 2C0

Amenities

Parking Spaces 4
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Garden, Private Yard
Lot Description Back Yard, City Lot, Cleared, Fruit Trees/Shrub(s), Few Trees, Garden, Landscaped, Private
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed October 25th, 2025
Days on Market 3
Zoning Medium Density Hamlet Res

Listing Details

Listing Office People 1st Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.