

# \$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 7  
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.