

\$265,000 - 10202, 94 Avenue Avenue, Lac La Biche

MLS® #A2255647

\$265,000

5 Bedroom, 2.00 Bathroom, 1,144 sqft

Single Family on 0.22 Acres

Lac La Biche, Lac La Biche, Alberta

Affordable bi-level home in Lac La Biche! This functional property offers convenience with its close proximity to schools, the college, hospital, and downtown amenities. The main floor welcomes you with a bright living room featuring a vaulted, wood-finished ceiling and large windows that fill the space with natural light. Upstairs you'll find 3 bedrooms and a spacious 4-piece bathroom with tub/shower. The basement includes 3 additional bedrooms, a bathroom with a stand-up shower, and partially finished rooms that provide flexibility—perfect for customizing to your needs or creating a revenue suite. Outside, enjoy a fenced backyard complete with a cement patio, two storage sheds, garden space, fruit trees, and a fire pit—ideal for outdoor living. The attached single-car garage offers both a man door to the patio and a bay door leading to the cement driveway. Convenient sidewalks with street lighting connect you to downtown, playgrounds, and more. Recent updates include shingles (2021) and landscaping. (id:6289)

Built in 1978

Essential Information

Listing #	A2255647
Price	\$265,000
Bedrooms	5
Bathrooms	2.00



Square Footage	1,144
Acres	0.22
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	10202, 94 Avenue Avenue
Subdivision	Lac La Biche
City	Lac La Biche
Province	Alberta
Postal Code	T0A2C0

Amenities

Amenities	Park, Playground, Schools
Features	See remarks
Parking Spaces	3
Parking	Attached Garage, Concrete
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove
Heating	Natural gas, Wood Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	People 1st Realty
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