

# \$279,500 - 9103 97 Avenue Avenue, Lac La Biche

MLS® #A2211601

## \$279,500

3 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.14 Acres

Lac La Biche, Lac La Biche, Alberta

Great starter home in central location. 3 bedroom home with a one bedroom suite (illegal) with separate entrance, in the basement. Brand new flooring and paint on the main floor and entrance way in this 1120 sq ft Bi - level. Features include attached garage, large bathroom with jetted tub on the main floor. The yard is fenced for kids and critters and has a large storage shed for bikes , toys and lawn and gardening equipment .

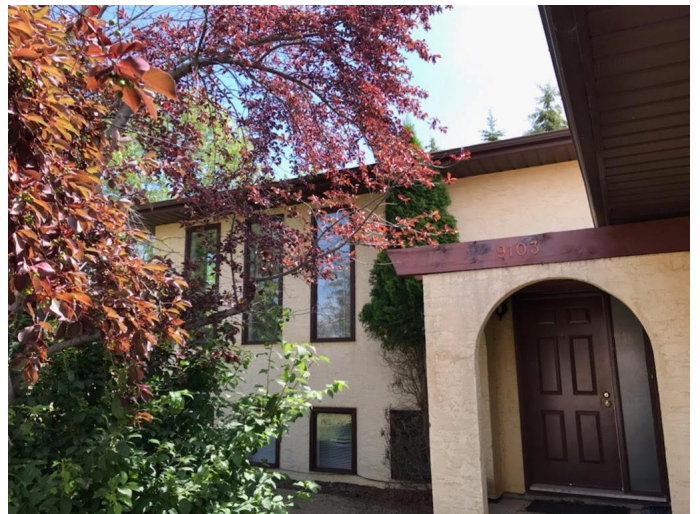
Built in 1983

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211601    |
| Price          | \$279,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,120       |
| Acres          | 0.14        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9103 97 Avenue Avenue |
| Subdivision | Lac La Biche          |



|             |                     |
|-------------|---------------------|
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Jetted Tub, See Remarks  |
| Appliances        | Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite                                  |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Storage                           |
| Lot Description   | Corner Lot, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame                        |
| Foundation        | Wood                              |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 14th, 2025          |
| Days on Market | 32                        |
| Zoning         | MEDIUM DENSITY HAMLET RES |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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