

# \$350,000 - 9517 91 Street, Lac La Biche

MLS® #A2179001

**\$350,000**

5 Bedroom, 2.00 Bathroom, 1,458 sqft  
Residential on 0.15 Acres

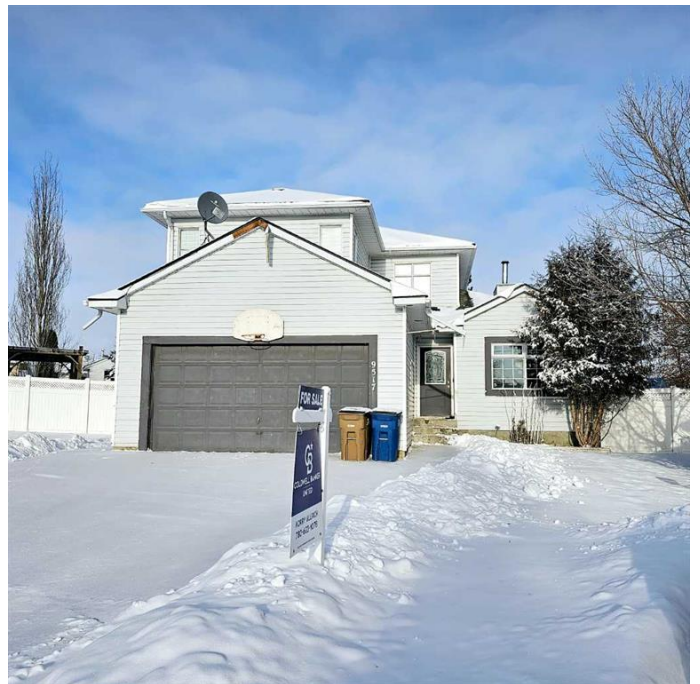
Lac La Biche, Lac La Biche, Alberta

**PRICE IMPROVEMENT!! SOME NEW PAINT!!** Dumasfield Lac La Biche. 5bedroom 4 bathroom home with more than 3000 sq/ft of living space. The huge lot is fenced and the yard is landscaped. There is a living room up front, a den with fireplace, a dining room, a kitchen island and eating area. This home is big! Double car garage with insulation and heat. There is a separate entrance for the garage and a separate entrance along side of the home to the basement where there is an illegal suite that can be 2 bedroom or minimized to a bachelor suite. Close to walking trails, hospital, and new amenities. Follow the link to watch the video walk-through.  
[https://youtu.be/fFoyUgGF\\_7Q?si=HSaLQO1SY8OBNWh4](https://youtu.be/fFoyUgGF_7Q?si=HSaLQO1SY8OBNWh4)

Built in 1991

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2179001    |
| Price          | \$350,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,458       |
| Acres          | 0.15        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |                   |
|--------|-------------------|
| Style  | 1 and Half Storey |
| Status | Active            |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 9517 91 Street      |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island   |
| Appliances        | Dishwasher, Refrigerator, Electric Stove, Washer/Dryer |
| Heating           | Natural Gas, Boiler                                    |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Full, Suite  |

**Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped  |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame, Concrete |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2024 |
| Days on Market | 172                 |
| Zoning         | residential         |

**Listing Details**



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