

\$405,000 - 9509 91 Street, Lac La Biche

MLS® #A2212724

\$405,000

3 Bedroom, 2.00 Bathroom, 1,547 sqft

Residential on 0.14 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to your dream home in the heart of Dumasfield! This beautifully updated 3-bedroom, 2-bathroom offers style, comfort, and space for the whole family. Step inside to find stunning new flooring, granite countertops, upgraded cabinetry, and sleek new appliances throughout.

The bright, open-concept kitchen flows effortlessly into a charming dining area with panoramic windows and serene views of the backyard. Upstairs, you'll find two spacious bedrooms, a stylish full bathroom, and convenient laundry. The master suite includes a walk-in closet and direct access to the main bath—perfect for privacy and functionality. Multiple living areas give you room to relax and entertain, including a cozy living room and a large family room. The lower level features a third bedroom, a second full bathroom, extensive storage, and a dedicated kids' play area—ideal for growing families. Step outside to your own private oasis: a beautifully landscaped backyard complete with a two-tiered deck, cement pad with a gazebo, firepit, and a tall privacy fence. Whether you're hosting a summer BBQ or enjoying a quiet evening under the stars, this space was made for making memories.

Built in 1990

Essential Information

MLS® #

A2212724



Price	\$405,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,547
Acres	0.14
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9509 91 Street
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	t0a2c0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Granite Counters, High Ceilings, French Door
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Private, Gazebo

Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	MEDIUM DENSITY HAMLET RES

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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