

\$385,000 - 9614 100 Avenue, Lac La Biche

MLS® #A2209481

\$385,000

4 Bedroom, 4.00 Bathroom, 1,745 sqft

Residential on 0.19 Acres

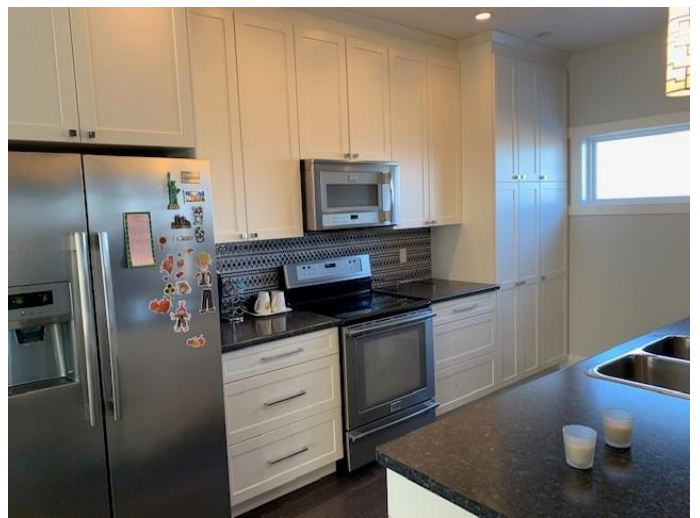
Lac La Biche, Lac La Biche, Alberta

Welcome to this spacious 1745 sq. ft. home in the highly sought-after Crescent Heights subdivision, located in the heart of Lac La Biche. With 4 bedrooms, 4 bathrooms, and a fully finished basement with an ICF foundation, this home offers ample room for growing families. Enjoy the convenience of a walkout basement that leads to a fenced backyard, perfect for outdoor activities. The main floor features a cozy gas fireplace in the living room, while the large deck at the back of the home is ideal for relaxing and entertaining. Stainless steel appliances are included, making the kitchen a dream for cooking and entertaining. The 19x21 heated double garage with floor drain provides year-round comfort and functionality. Don't miss out on this incredible opportunity to own a home in a prime location!

Built in 2014

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2209481 |
| Price | \$385,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,745 |
| Acres | 0.19 |



| | |
|------------|-------------|
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 9614 100 Avenue |
| Subdivision | Lac La Biche |
| City | Lac La Biche |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | T0A 2C0 |

Amenities

| | |
|----------------|---|
| Amenities | Laundry |
| Utilities | Electricity Available, Cable at Lot Line, High Speed Internet Available, Natural Gas Available, Sewer Available |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated Garage, Insulated, Gravel Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Irregular Lot |
| Roof | Asphalt |
| Construction | Vinyl Siding |

Foundation Poured Concrete, See Remarks

Additional Information

Date Listed April 15th, 2025
Days on Market 5
Zoning residential

Listing Details

Listing Office RE/MAX LA BICHE REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.