

# \$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

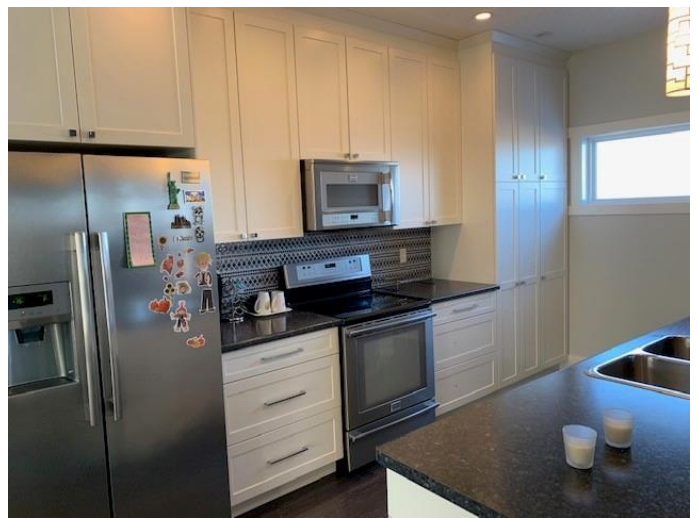
Lac La Biche, Lac La Biche, Alberta

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	Cable at Lot Line, Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available
Parking Spaces	4
Parking	Double Garage Attached, Gravel Driveway, Heated Garage, Insulated
# 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	Irregular Lot, Landscaped
Roof	Asphalt
Construction	Vinyl Siding

Foundation                Poured Concrete, See Remarks

**Additional Information**

Date Listed                April 15th, 2025  
Days on Market            63  
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.