\$265,000 - 10202, 94 Avenue Avenue, Lac La Biche

MLS® #A2255647

\$265,000

5 Bedroom, 2.00 Bathroom, 1,144 sqft Residential on 0.22 Acres

Lac La Biche, Lac La Biche, Alberta

Affordable bi-level home in Lac La Biche! This functional property offers convenience with its close proximity to schools, the college, hospital, and downtown amenities. The main floor welcomes you with a bright living room featuring a vaulted, wood-finished ceiling and large windows that fill the space with natural light. Upstairs you'II find 3 bedrooms and a spacious 4-piece bathroom with tub/shower. The basement includes 3 additional bedrooms. a bathroom with a stand-up shower, and partially finished rooms that provide flexibilityâ€"perfect for customizing to your needs or creating a revenue suite. Outside, enjoy a fenced backyard complete with a cement patio, two storage sheds, garden space, fruit trees, and a fire pitâ€"ideal for outdoor living. The attached single-car garage offers both a man door to the patio and a bay door leading to the cement driveway. Convenient sidewalks with street lighting connect you to downtown, playgrounds, and more. Recent updates include shingles (2021) and landscaping.







Built in 1978

Essential Information

MLS® # A2255647 Price \$265,000

Bedrooms 5
Bathrooms 2.00

Full Baths 2

Square Footage 1,144 Acres 0.22

Year Built 1978

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 10202, 94 Avenue Avenue

Subdivision Lac La Biche
City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A2C0

Amenities

Parking Spaces 3

Parking Concrete Driveway, Single Garage Attached

of Garages 1

Interior

Interior Features Ceiling Fan(s), See Remarks

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Forced Air, Natural Gas, Fireplace Insert, Wood

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, Courtyard
Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 9th, 2025

Days on Market 49

Zoning LDR

Listing Details

Listing Office People 1st Realty

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