\$529,999 - 9221 91 Avenue, Lac La Biche

MLS® #E4452482

\$529,999

6 Bedroom, 3.00 Bathroom, 1,675 sqft Single Family on 0.00 Acres

Lac La Biche, Lac La Biche, AB

Spacious & Bright Family Home Backing Onto Green Belt!!! Discover this exceptional 6-bedroom, 3-bathroom home with a heated double-car garage, walk-out basement and a beautiful deck overlooking a huge green belt! Relax in your private hot tub while enjoying peaceful unobstructed views! The south facing windows fill the open-concept living spaces with natural light, accentuating the high ceilings. The fully developed walk out basement offers endless options for recreation, a home office and/or guest space. Perfectly located within walking distance to JA Williams High School, the BOLD Center, shopping and restaurants! This home combines comfort, convenience and nature in one remarkable package!!!

Built in 2005

Essential Information

MLS® # E4452482 Price \$529,999

Bedrooms 6

Bathrooms 3.00

Full Baths 3

Square Footage 1,675

Acres 0.00

Year Built 2005





Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

Community Information

Address 9221 91 Avenue

Area Lac La Biche
Subdivision Lac La Biche
City Lac La Biche
County ALBERTA

Province AB

Postal Code T0A 2C0

Amenities

Amenities Off Street Parking, On Street Parking, Closet Organizers, Deck,

Detectors Smoke, Fire Pit, Front Porch, Hot Tub, No Smoking Home,

Patio, R.V. Storage

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Control, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings, Garage

Heater, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Environmental Reserve, Landscaped, Schools

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

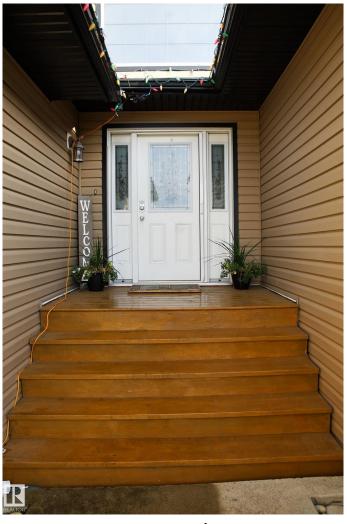
Foundation Insulated Concrete Form

Additional Information

Date Listed August 11th, 2025

Days on Market 69

Zoning Zone 60



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 3:02pm MDT