

# \$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'll 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 flexibility—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 pit—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 | 57                  |
| Zoning         | LDR                 |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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