

\$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	77
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 27th, 2025 at 8:17am MDT