



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**10319 Churchill Drive
Lac La Biche, Alberta**

MLS # A2223858



\$194,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	948 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Lake, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	6-67-14-W4
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Block	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

PRICE IMPROVEMENT!! Lakeview! in Lac La Biche. 948sq/ft, 2bedroom 1 bathroom home located along the lakefront on Churchill drive. This great little starter home or revenue property has new windows, tin roof, laminate flooring and is nestled on a 5580 sq/ft lot. There is an alley out back of the property which accesses the yard and fire pit and also additional parking. Walking path along the lake, amenities of town, and a boat launch nearby. This nice property is in great condition and will be affordable.