



GRASSROOTS
REALTY GROUP

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**201 13348 Lakeland Drive
Lac La Biche, Alberta**

MLS # A2238429



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,036 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.50 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Lake, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	Country residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Walk-In Closet(s)		

Inclusions: Fridge , Gas stove, wall oven, dishwasher, washer, dryer, A/C, window coverings

EXECUTIVE LUXURY IN CHURCHILL GATES – CORNER LOT BUNGALOW WITH HIGH-END FINISHES - Welcome to refined living in one of Lac La Biche's most desirable neighborhoods. This beautifully maintained executive bungalow sits on a landscaped half-acre corner lot in Churchill Gates, just a short walk from Lac La Biche Lake, and quick drive from the golf course, and Churchill Park. Built in 2017 and showing like new, this 1943 sq.ft. home offers high-end finishes, functional elegance, and timeless design. Step inside to a bright, open-concept main floor with soaring coffered ceilings and a two-sided indoor/outdoor brick fireplace, perfect for cozy nights or year-round entertaining. The chef's kitchen is a standout, featuring a Bertazzoni Italian gas range, waterfall granite island with baker's cabinetry, Wi-Fi enabled hood fan, and wall-sized pantry with pull-out drawers. The primary suite is tucked away in its own wing, offering a spa-inspired ensuite with a jetted soaker tub, glass shower, and walk-in closet. Two additional bedrooms are located on the opposite side for maximum privacy. The bonus room above the garage adds flexible space for a home office, gym, or guest retreat. Outside, enjoy summer on your oversized composite deck with smoked glass railing, or relax on the paving stone front patio. The heated double garage and paved driveway complete the package. Meticulously cared for and never lived in by children or pets, this home offers turn-key luxury in a location that blends nature, recreation, and upscale living.