



GRASSROOTS
REALTY GROUP

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1038, 67235 Churchill Park Road
Lac La Biche, Alberta

MLS # A2253339



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,839 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	0.81 Acre		
Lot Feat:	Lake		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: NA

What an opportunity to own a Beautiful Lakefront Home at Lakeview Estates with summer sunsets and year round lakefront views. This 2 story home features vaulted cedar ceilings, sunken living room with hardwood floors and rock faced fireplace and open to the spacious kitchen with large and French patio doors will take you out to the wraparound sundeck! There's also a office/den with custom built in oak cabinets and built in desk and storage. Second story has the primary bedroom with private observation deck plus 2 kids rooms and full bath. The fully finished walkout basement has lots of storage, and a walk out rec room leading to the yard and firepit. The heated garage/workshop is the handy mans dream space with enough room for 4 vehicles and enough space for a work area or man den and toy storage. Landscaped with many trees, property offers a private yard with paved drive, exposed aggregate concrete walks, lake access, flowerbeds, shrubs, and garden space. Close to the golf course, boat launch and Sir Winston Churchill Park all on paved walking trails! Enjoy exploring one of Alberta's premiere walleye fishing lakes or exploring by boat, kayak, paddle board and enjoy nature at its best!