



GRASSROOTS
REALTY GROUP

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

**10123 Churchill Drive
Lac La Biche, Alberta**

MLS # A2272278



\$450,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, F		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Wood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	Low Density Hamlet Reside
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, No Animal Home, Pantry, Sump Pump(s)		

Inclusions: n/a

If you've driven down Churchill Drive, this striking Mansard-style home has surely caught your eye. Now is your chance to see inside! Welcome to 10123 Churchill Drive, perfectly situated across from Lac La Biche Lake and just a 5-minute walk to downtown. From your front door, enjoy ever-changing waterfront views, stroll the shoreline, or follow scenic trails to McArthur Place Park and Nashim Drive, where sunsets and birdlife await. Inside, you'll find a home that blends mid-century charm with modern updates. Built in 1956 and lovingly maintained, it showcases character windows — bay, arched, circular, and oval — that flood the space with natural light. Elegant white walls, French doors, arched openings, granite countertops, and stylish fixtures create a timeless yet contemporary feel. The redesigned galley kitchen features new appliances, abundant cabinetry, granite counters, and a pantry, while the dining room opens directly to the deck through glass patio doors. Flowing into the living room through a wide arched wall, this space is ideal for entertaining with lake views as your backdrop. A cozy study with glass doors offers flexibility for work or relaxation. The main floor also includes a 4-piece bath and clever storage solutions. Upstairs, a spacious family room with a picture window overlooks the lake, joined by a large primary bedroom, bathroom, and a sunroom with balcony access to the backyard. The fully renovated basement adds even more living space with a sitting room, two bedrooms, laundry, mechanical room, and plumbing ready for a third bathroom. Outdoors, the fenced yard is designed for enjoyment with arbore, pergola, firepit, gardens, raised rose bed, and a walkway to the workshop (formerly a garage, easily converted back). A wrap-around deck and new front veranda complete this inviting property. This home is truly

a joy to experience — a must-see for anyone seeking character, comfort, and lakefront living!