



**730, 67325 Churchill Park Road  
Lac La Biche, Alberta**

**MLS # A2285180**



**\$740,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,856 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	1.04 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Landscaped, Lawn, Private, Rectangular Lot, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** garden shed

Welcome to Lakeview Estates! Enjoy the best of both worlds &mdash; peaceful acreage living just minutes from town. Walk the scenic trails to Sir Winston Churchill Park, take your golf cart straight to the Lac La Biche Golf Course, or be in town in just 5 minutes. This beautiful 2-storey home with a double attached garage sits on a private 1.03-acre lot. The large double driveway offers ample parking and great curb appeal. Spacious entryways welcome you inside, and convenient access from the garage through the butler's pantry makes unloading groceries a breeze. The bright kitchen and dining area are open and inviting, with easy access to the partially covered deck &mdash; perfect for barbecues, relaxing by the outdoor fireplace, or entertaining in the private, wooded backyard. The main floor features both a living room that is connected to a family room. The living room has a two-way fireplace that also faces outdoors, creating warmth and ambiance inside and out. The family room includes a built-in bar and large windows for plenty of natural light &mdash; ideal for entertaining or a stylish home office. Upstairs, the spacious primary bedroom offers a 4-piece ensuite with soaker tub, walk-in closet, and access to a private balcony. Two additional bedrooms, another 4-piece bathroom, and a convenient upper-level laundry closet complete this floor. The basement is a blank canvas, ready to be developed to suit your lifestyle. Additional features include air conditioning, municipal water and sewer, stone and stucco siding, hardwood and tile flooring, a garden shed, and access to a nearby playground and outdoor skating rink. The boat launch is just across the causeway by the park. This is truly a place to call home &mdash; where your family can live, play, and enjoy everything this wonderful neighborhood has to offer.