



GRASSROOTS
REALTY GROUP

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209 - 67325 Churchill Road
Lac La Biche, Alberta

MLS # A1084764

\$597,500



Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	1,825 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	2.55 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Level, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Rural Residential
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Central Vacuum, Closet Organizers, No Smoking Home		

Inclusions: -

Gorgeous Home, Shops and Acreage! File #4311 2.55 Acre property at Lakeview Estates is a pleasure to show. Walk into this immaculate 2.5 storey, 4-bedroom home. Has a large kitchen/dining area and living room with beautiful large windows to appreciate all the natural light. On the upper level you will find your Master bedroom, ensuite, large closet and loft/office area. Basement has 3 bedrooms, full bath and large family room! Attached heated garage, plus a detached double garage, another 864 ft pole shed, and wood shed. Relax on those summer days, on the large back deck overlooking your private, landscaped beautiful property. Walk to the Golf Course, Boat Launch, and Sir Winston Churchill Park, or just enjoy a leisurely stroll down paved walking trails. Enjoy fishing, swimming and boating on Lac La Biche Lake, or just nature at its best at this amazing location. \$597,500.00