



**10007 Churchill Drive
Lac La Biche, Alberta**

MLS # A2102686



\$399,900

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,535 sq.ft.	Age:	1965 (59 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cleared, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Low Density Hamlet Reside

Utilities: -

Inclusions: n/a

WAKE TO THE LAKE in this fabulous 6 bedroom home! The main floor is 1565 sq ft with 4 bedrooms, 2 bathrooms, an open concept Kitchen, Dining Room and Living room area. Some features include vaulted ceilings, upgraded windows, stainless steel appliances, pot lights in the kitchen, and new vinyl plank flooring throughout. A hair salon was set up here, so this may be of interest to an owner would like to run a home based business. The location is close to down town, with walking trails along the lake to McAuther Place Park & much more ! The 1481 sq ft basement is completely finished & includes 2 laundry areas, storage, the mechanical room, & a rental suite. The home could be used for a larger family, but also offers a revenue opportunity with the legal basement suite. The home is equipped with 2 furnaces, air conditioning, and 2 laundry rooms! The suite downstairs consists of a full kitchen, living room, dining room, 2 bedrooms, 3 piece bathroom, & private laundry room. Park in the front driveway, back parking, & 1 car garage, and along the street. Call today to book a showing!