



**634, 67325 Churchill Park Drive
Lac La Biche, Alberta**

MLS # A2107030



\$859,000

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|------------------|---|---------------|-------------------|
| Division: | Lac La Biche | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,633 sq.ft. | Age: | 2000 (24 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Heated Garage, Off Street | | |
| Lot Size: | 0.46 Acre | | |
| Lot Feat: | Back Yard, Cleared, Dog Run Fenced In, Few Trees, Lake, Lawn, Rectangular | | |

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|--------------------|--|-------------------|---------------------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | country residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s) | | |

Inclusions: n/a

This Beautiful lakefront home in Lakeview Estates is waiting for a family to enjoy! It's only minutes to drive to town, and walking distance to the golf course and Sir Winston Provincial Park! Pull up to this gorgeous 2 story home and find plenty of room to park your vehicles outside, or in the 2 car heated garage. The main entrance welcomes you with a spacious covered deck taking you into the grand main entrance. The modern kitchen is equipped with stainless steel appliances, gas stove, and a double oven to prepare great meals for family and friends! Gather in the living room, family room, dining room, or enjoy the sights from the bay window in the breakfast nook! The dining and family room have patio door taking the large deck of the back facing the lake. The laundry room with a pantry and storage area are handy on the main floor. This floor also has a wonderful library / office area with a large window. A handy guest bathroom is on this level as well. Upstairs are 4 spacious bedrooms and a bonus room that can be used to suite your needs. Soak in the luxurious bathtub in the ensuite overlooking the lake. This spacious powder room also has a stand-up shower. The main bathroom is central to the other 3 bedrooms. This house has even more space for entertaining in the walk out basement with room for a bar, theatre room, and 3-piece bathroom. In the mechanical room you will find 2 furnaces, a water softener, and more storage space. Features and upgrades include quartz countertops, low e windows, upgraded flooring, central air, and a heated garage. Just off the walkout is relaxing firepit area overlooking the lake. The sky, trees, and water make this piece of property a perfect spot to retreat to. The neighborhood has a playground, outdoor skating rink, well maintained paved roads, garbage pick-up, mail delivery! Book you viewing of this gem today.