



**GRASSROOTS**  
REALTY GROUP

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

**10407 Churchill Drive  
Lac La Biche, Alberta**

**MLS # A2209867**



**\$589,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Paved, Street Lighting, V		

<b>Heating:</b>	Boiler, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	LOW DENSITY HAMLET RESIDE
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Open Floorplan, Steam Room, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub		

Luxury Lakefront Living! Beautifully finished 2056 square foot lakefront home on Churchill Drive! Chef's kitchen has gas range on granite island and high-end appliances. Open concept great room/living room with rock and slate mantel wood burning fireplace & hardwood floors! 3 1/2 baths including ensuite with Whirlpool tub & steam shower off master! Fully finished walk-out basement with self contained nanny or revenue suite! Fully landscaped yard with finished & heated two car garage, and stamped concrete patio where you can enjoy a quiet evening under the stars in the cozy hot tub or relax on your front veranda deck & enjoy the fantastic view of the lake with a glass of wine or coffee and watch the sunset! This luxury home is a pleasure to show!