



GRASSROOTS
REALTY GROUP

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

MLS # A2209867



\$589,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Paved, Street Lighting, V		

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