



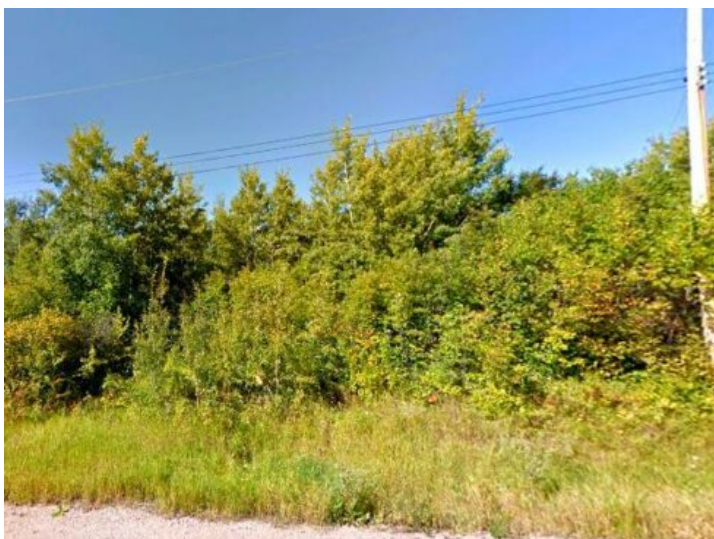
GRASSROOTS
REALTY GROUP

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**1070, 67325 Churchill Park Rd
Rural Lac La Biche County, Alberta**

MLS # A2210623



\$195,000

Division: Lakeview Estate_LLBC

Lot Size: 0.49 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Country Residential

Water: -

Sewer: -

Utilities: -

Welcome to 1070 Churchill Park Road, a .49-acre treed lot in the desirable Lakeview Estates subdivision, just 5 minutes from Lac La Biche. This country residential lot provides a prime location for a future home or cabin retreat, with Lac La Biche Golf Course, the lake, and Churchill Park Island all nearby. The lot is situated next to 1074 Churchill Park Road, also for sale, offering the rare opportunity to combine both properties for nearly a full acre of land. Surrounded by nature but close to town, this property gives you the best of both worlds. All services are available in Lakeview Estates with the water and sewer paid for to the property line. Sir Winston Churchill Park is a bike ride away or 3 minutes by car and has amenities like cabin rentals, camping, a beautiful lakefront hall and a great boat launch for quick boat access. Whether you're planning to build now or hold as an investment, this lake-area lot offers natural beauty, convenience, and potential. Lac La Biche has been popular destination camping, world class fishing and recreational lake as well as backcountry recreational activities including Lakeland Provincial Park only 20 minutes away.