

# **\$539,000 - 1102 67325 Churchill Park Road, Lac La Biche County**

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MLS® #A2211361

**\$539,000**

3 Bedroom, 2.00 Bathroom, 1,275 sqft  
Residential on 0.51 Acres

Lakeview Estate\_LLBC, Lac La Biche County,  
Alberta

West facing, WATERFRONT HOME in Lakeview Estates offers amazing sunsets year round as well as views of Sir Winston Churchill Park. This 1275sqft bungalow with walkout basement features 2 bedrooms on the main floor, beautiful bathroom with soaker tub and eat in kitchen over looking the lake. The living room features a cozy wood fireplace has impressive vaulted ceiling for you to enjoy year round lakeviews from your favourite comfy chair. Many upgrades have taken place over the last few years including new shingles, new siding, refinished hard wood floors in the living room, paint, basement development, bathrooms, upgraded plumbing and much much more. The half acre yard is landscaped and has matures trees plenty of parking and features a nice trail to the lakeshore. Lac La Biche one of the largest recreational Lakes in Alberta where you and your family can enjoy year round lake activities like boating, kayaking power sports and world class fishing. This large property offers plenty of space for storage for RV's or boats and includes a storage shed for toys and lawn equipment and in the evening enjoy the sunset with a glass of wine around the fire or from your lakeview deck. There is also a detached double heated and insulated garage and offers has Municipal water & Sewer. This home is located in Lakeview Estates, within walking distance to



Golf Course, is well connected to walking trails, bussing for kids, and less than 10 minutes to town. Call today for your personal viewing!

Built in 1997

### **Essential Information**

MLS® #	A2211361
Price	\$539,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,275
Acres	0.51
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1102 67325 Churchill Park Road
Subdivision	Lakeview Estate_LLBC
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection
Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway, Parking Pad
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Access, Waterfront

### **Interior**

Interior Features	Beamed Ceilings, Ceiling Fan(s), Dry Bar, No Smoking Home
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Pie Shaped Lot, Views, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 12th, 2025
Days on Market	7
Zoning	Residential

## Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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