



**GRASSROOTS**

REALTY GROUP

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**10123 Churchill Drive  
Lac La Biche, Alberta**

**MLS # A2272278**



**\$425,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Wood Frame	<b>Zoning:</b>	Low Density Hamlet Reside
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, No Animal Home, Pantry, Sump Pump(s)		

**Inclusions:** n/a

If you've driven down Churchill Drive, this striking Mansard-style home has surely caught your eye. Now is your chance to see inside! Welcome to 10123 Churchill Drive, perfectly situated across from Lac La Biche Lake and just a 5-minute walk to downtown. From your front door, enjoy ever-changing waterfront views, stroll the shoreline, or follow scenic trails to McArthur Place Park and Nashim Drive, where sunsets and birdlife await. Inside, you'll find a home that blends mid-century charm with modern updates. Built in 1956 and lovingly maintained, it showcases character windows — bay, arched, circular, and oval — that flood the space with natural light. Elegant white walls, French doors, arched openings, granite countertops, and stylish fixtures create a timeless yet contemporary feel. The redesigned galley kitchen features new appliances, abundant cabinetry, and a pantry, while the dining room opens directly to the deck through glass patio doors. Flowing into the living room through a wide arched wall, this space is ideal for entertaining with lake views as your backdrop. A cozy study with glass doors offers flexibility for work or relaxation. The main floor also includes a 4-piece bath and clever storage solutions. Upstairs, a spacious family room with a picture window overlooks the lake, joined by a large primary bedroom, bathroom, and a sunroom with a balcony overlooking the backyard. The fully renovated basement adds even more living space with a sitting room, two bedrooms, laundry, mechanical room, and plumbing ready for a third bathroom. Outdoors, the fenced yard is designed for enjoyment with arbore, pergola, firepit, gardens, raised rose bed, and a walkway to the workshop (formerly a garage, easily converted back). A wrap-around deck and new front veranda complete this inviting property. This home is truly a joy to

experience &mdash; a must-see for anyone seeking character, comfort, and the scenic Lac La Biche Lake view!