



GRASSROOTS
REALTY GROUP

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**730, 67325 Churchill Park Road
Lac La Biche, Alberta**

MLS # A2285180

\$740,000



Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,856 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	1.04 Acres		
Lot Feat:	Back Yard, Brush, Landscaped, Lawn, Private, Rectangular Lot, Wooded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: garden shed

Welcome to Lakeview Estates! Enjoy the best of both worlds — peaceful acreage living just minutes from town. Walk the scenic trails to Sir Winston Churchill Park, take your golf cart straight to the Lac La Biche Golf Course, or be in town in just 5 minutes. This beautiful 2-storey home with a double attached garage sits on a private 1.03-acre lot. The large double driveway offers ample parking and great curb appeal. Spacious entryways welcome you inside, and convenient access from the garage through the butler's pantry makes unloading groceries a breeze. The bright kitchen and dining area are open and inviting, with easy access to the partially covered deck — perfect for barbecues, relaxing by the outdoor fireplace, or entertaining in the private, wooded backyard. The main floor features both a living room that is connected to a family room. The living room has a two-way fireplace that also faces outdoors, creating warmth and ambiance inside and out. The family room includes a built-in bar and large windows for plenty of natural light — ideal for entertaining or a stylish home office. Upstairs, the spacious primary bedroom offers a 4-piece ensuite with soaker tub, walk-in closet, and access to a private balcony. Two additional bedrooms, another 4-piece bathroom, and a convenient upper-level laundry closet complete this floor. The basement is a blank canvas, ready to be developed to suit your lifestyle. Additional features include air conditioning, municipal water and sewer, stone and stucco siding, hardwood and tile flooring, a garden shed, and access to a nearby playground and outdoor skating rink. The boat launch is just across the causeway by the park. This is truly a place to call home — where your family can live, play, and enjoy everything this wonderful neighborhood has to offer.