



GRASSROOTS
REALTY GROUP

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10417 Churchill Drive
Lac La Biche, Alberta

MLS # A2307802



\$349,900

Division:	Lac La Biche		
Type:	Residential/House		
Style:	3 Level Split		
Size:	933 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lake, Landscaped, Lawn, Waterfront		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Animal Home, No Smoking Home, Sauna, Soaking Tub, Stone Counters, Vinyl Windows		

Inclusions: Outdoor sauna wired 220

Irresistible LAKEFRONT beautifully maintained Show Stopper home is loaded with quality features and extras! This beautiful home overlooks Lac La Biche lake and offers 3 bedrooms plus a den or 4th bedroom on the lower level, 2 full bathrooms, extra large living room with a fresh air gas fireplace and a stunning view of the lake. French doors, hardwood and ceramic floors throughout. Large eat in kitchen with glass front cabinets, granite countertops and large windows overlook the backyard. The main bathroom offers a nice deep soaker tub for your relaxation. The large backyard boasts an outdoor barrel style sauna wired with 220 and a cute and quaint versatile log house with wood stove that could be used as a guest house, office or craft studio and a single detached garage with plenty of parking along the back. The yard is fully fenced with an eye catching wrought iron fence, plenty of room for a garden and locking gates. Move in ready home at a very affordable price!!!