



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**634, 67325 Churchill Park Drive
Lac La Biche, Alberta**

MLS # A2316308



\$929,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,632 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Off Street		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Cleared, Dog Run Fenced In, Few Trees, Lake, Lawn, Rectangula		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	country residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: ceiling fan, central air, central vac, pergola

This Beautiful lakefront home in Lakeview Estates is waiting for a family to enjoy! It's only minutes to drive to town, and walking distance to the golf course and Sir Winston Provincial Park! Pull up to this gorgeous 2 story home and find plenty of room to park your vehicles outside, or in the 2 car heated garage. The main entrance welcomes you with a spacious covered deck taking you into the grand main entrance. The modern kitchen is equipped with stainless steel appliances, gas stove, and a double oven to prepare great meals for family and friends! Gather in the living room, family room, dining room, or enjoy the sights from the bay window in the breakfast nook! The dining and family room have patio door taking the large deck of the back facing the lake. The laundry room with a pantry and storage area are handy on the main floor. This floor also has a wonderful library / office area with a large window. A handy guest bathroom is on this level as well. Upstairs are 4 spacious bedrooms and a bonus room that can be used to suite your needs. Soak in the luxurious bathtub in the ensuite overlooking the lake. This spacious powder room also has a stand-up shower. The main bathroom is central to the other 3 bedrooms. This house has even more space for entertaining in the walk out basement with room for a bar, theatre room, and 3-piece bathroom. In the mechanical room you will find 2 furnaces, a water softener, and more storage space. Features and upgrades include quartz countertops, low e windows, upgraded flooring, central air, and a heated garage. Just off the walkout is relaxing firepit area overlooking the lake. The sky, trees, and water make this piece of property a perfect spot to retreat to. The neighborhood has a playground, outdoor skating rink, well maintained paved roads, garbage pick-up, mail delivery! Book you viewing of this gem today.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX LA BICHE REALTY. Information is believed to be reliable but not guaranteed.