



GRASSROOTS
REALTY GROUP

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10417 Churchill Drive
Lac La Biche, Alberta

MLS # A2353123

\$325,000

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, Front Yard, Lake, Landscaped, Lawn, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	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

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 and outdoor barrel style sauna, wired with 220 and a single detached garage with plenty of parking along the back. The yard is fully fenced with an eye catching wrought iron fence, garden space and eye catching wrought iron fence. Move in ready home at a very affordable price!