



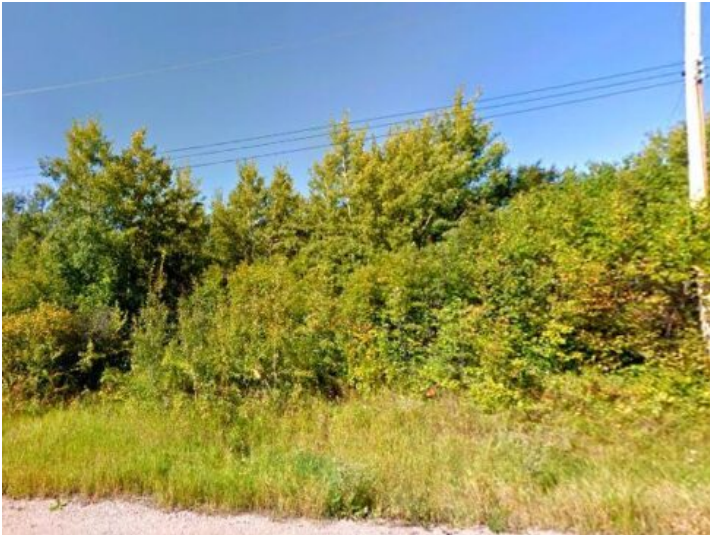
**GRASSROOTS**

REALTY GROUP

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1070, 67325 Churchill Park Rd  
Rural Lac La Biche County, Alberta

MLS # A2210623



**\$195,000**

**Division:** Lakeview Estate\_LLBC

**Lot Size:** 0.49 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Country Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Welcome to 1070 Churchill Park Road, a .49-acre treed lot in the desirable Lakeview Estates subdivision, just 5 minutes from Lac La Biche. This country residential lot provides a prime location for a future home or cabin retreat, with Lac La Biche Golf Course, the lake, and Churchill Park Island all nearby. All services are available in Lakeview Estates with the water and sewer paid for to the property line. Sir Winston Churchill Park is a bike ride away or 3 minutes by car and has amenities like cabin rentals, camping, a beautiful lakefront hall and a great boat launch for quick boat access. Whether you're planning to build now or hold as an investment, this lake-area lot offers natural beauty, convenience, and potential. Lac La Biche has been popular destination camping, world class fishing and recreational lake as well as backcountry recreational activities including Lakeland Provincial Park only 20 minutes away. This Parcel is subject to GST