

# **\$840,000 - 614, 67325 Churchill Park Road, Lac La Biche**

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MLS® #A2198448

**\$840,000**

4 Bedroom, 4.00 Bathroom, 2,099 sqft

Residential on 0.67 Acres

Lac La Biche, Lac La Biche, Alberta

Discover this stunning 4-bedroom + den, 3.5-bathroom lakefront home in the desirable Lakeview Estates subdivision. Featuring over 4000sqft of living space and nestled on a private, treed lot, this beautifully renovated home offers breathtaking views of the islands on Lac La Biche and provides the perfect blend of seclusion and convenience. Within the past 10 years this home has received many updates such as a new roof, windows, flooring, paint, appliances, dual zone forced air furnace and AC with steam humidifier! Your double attached garage allows for plenty of storage and parking.

Enjoy direct access to nature, with walking trails connecting you to town, Lac La Biche golf course, and Sir Winston Churchill Provincial Park—all just a short walk away! Designed with families in mind, this move-in-ready home features spacious living areas, modern updates, and a warm, inviting atmosphere. Enjoy the views of your private yard from one of 2 patio spaces, hot tub, or walk down to the lake in your personal paths. If you're looking for a peaceful retreat with all the amenities close at hand, this is the one for you!

Call today for your personal viewing!

Built in 1988

## **Essential Information**



MLS® #	A2198448
Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,099
Acres	0.67
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	614, 67325 Churchill Park Road
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C1

### **Amenities**

Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Built-In Gas Range, Built-In Oven, Humidifier
Heating	Fireplace(s), Forced Air, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      Private Yard  
Lot Description        Landscaped, Cul-De-Sac, La  
Roof                      Asphalt  
Construction          Mixed  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 6th, 2025  
Days on Market        101  
Zoning                    T0A2C1

**Listing Details**

Listing Office            RE/MAX LA BICHE REALTY



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