

\$579,900 - 225, 67325 Churchill Park Road, Lac La Biche

MLS® #A2264603

\$579,900

5 Bedroom, 3.00 Bathroom, 1,696 sqft

Single Family on 3.66 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to this stunning 5-bedroom, 3-bathroom bungalow nestled on a sprawling 3.6-acre lot in the highly sought-after Lakeview Estates of Lac La Biche, Alberta. This property offers a unique blend of tranquility, convenience, and potential. Upon entering, you will find an inviting layout featuring three spacious bedrooms on the main floor, perfect for family living. The master bedroom boasts a generous ensuite bathroom, ensuring a private retreat. In addition, the lower level encompasses two additional bedrooms, complete with a kitchenette and a separate entrance, offering the potential for an income suite or a private space for guests. The exterior of this remarkable home features a large two-tier rear deck, ideal for outdoor entertaining and enjoying the natural surroundings. The beautifully landscaped yard, which includes a fire pit area, is perfect for gatherings. Additionally, the property includes an impressive 26x38 three-car garage, providing ample storage and workshop space. A two-bedroom suite is already framed in the garage and awaits your finishing touches, presenting an excellent opportunity for additional rental income or accommodating guests. Both potential suites do not completely comply with "legal suite" status, but would not take much to get compliance. Located close to a picturesque golf course, a provincial park, and a convenient boat launch to Lac La Biche Lake, this property caters to those seeking an active lifestyle in nature's embrace. With its



spacious living areas, ample outdoor space, and income potential, this bungalow in Lakeview Estates is a perfect family home or investment opportunity. Donâ€™t miss your chance to own a slice of paradise in Lac La Biche! (id:6289)

Built in 2007

Essential Information

Listing #	A2264603
Price	\$579,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,696
Acres	3.66
Year Built	2007
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	225, 67325 Churchill Park Road
Subdivision	Lac La Biche
City	Lac La Biche
Province	Alberta
Postal Code	T0A2C0

Amenities

Features	No Smoking Home
Parking	Detached Garage
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Basement	Separate entrance
Exterior	
Exterior	Concrete
Construction	Poured concrete
Foundation	See Remarks
Listing Details	
Listing Office	COLDWELL BANKER UNITED



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