

# **\$880,000 - 614, 67325 Churchill Park Road, Lac La Biche**

MLS® #A2198448

**\$880,000**

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          | \$880,000                        |
| 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          | Acreage with Residence, Bungalow |
| 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 | Granite Counters, High Ceilings, Open Floorplan, Ceiling Fan(s), French Door                                    |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Built-In Gas Range, Humidifier |
| Heating           | Forced Air, Boiler, Fireplace(s)  |
| 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        Cul-De-Sac, Lake, Landscap  
Roof                      Asphalt  
Construction          Mixed  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 6th, 2025  
Days on Market        53  
Zoning                    T0A2C1

**Listing Details**

Listing Office            RE/MAX LA BICHE REALTY



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