

# **\$988,000 - 922, 67325 Churchill Park Road, Lac La Biche**

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MLS® #A2198460

**\$988,000**

5 Bedroom, 6.00 Bathroom, 3,762 sqft

Residential on 0.53 Acres

Lac La Biche, Lac La Biche, Alberta

**Stunning Lakefront Retreat with Rental Suite!**

Welcome to this beautifully renovated 4-bedroom + Den, 3.5-bathroom lakefront home in Lakeview Estates—a sought-after community connected by walking trails to Lac La Biche, the golf course, and Sir Winston Churchill Provincial Park.

This bright and cheery home has been extensively renovated, boasts breathtaking lake views from every room and features an open-concept design, granite countertops, and two cozy gas fireplaces and over 3700sqft of living space. Your spacious primary suite includes a luxurious steam shower, offering a spa-like retreat at home. The loft space is perfect for relaxing or family gatherings and offers gorgeous views. Beautifully finished and recently renovated, the walkout basement leads to a professional landscaped yard with raised garden beds and a stone patio firepit area—ideal for outdoor living. Relax and enjoy the views from one of your 3 patio spaces, your smart wifi enabled Arctic Spa hot tub or take a walk down to the lake via your personal path.

Property also includes a separate 1-bedroom, 1,000sqft fully serviced rental unit which provides an excellent bonus space as a mortgage helper or nanny suite. Outside storage is a snap with room for all your toys in your 2 storage sheds, bunk house and an oversized double garage. Call today for your



personal viewing of this fabulous home.

Built in 2010

### **Essential Information**

MLS® #	A2198460
Price	\$988,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,762
Acres	0.53
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	922, 67325 Churchill Park Road
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C1

### **Amenities**

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Gas Stove
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Waterfront
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	March 4th, 2025
Days on Market	47
Zoning	Residential

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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