



## 22567325 Churchill Park Road Road Rural Lac La Biche County Alberta

\$587,000

Welcome to Lakeview Estates located east of Lac La Biche! This home has 1684 Sq Ft of living space upstairs and another 1535 sq. ft. downstairs! This 5 bedroom 3 bathroom home would work well for a family, and could be made in to 2 separate living spaces. Each floor has a kitchen, living room, bathroom(s), laundry area, and bedrooms. The home and 3 car garage sit on 3.6 acre fully serviced lot walking distance to the Lac La Biche Golf Course and Sir Winston Churchill Park. You will find a spacious open concept living/dining kitchen that is perfect for entertaining. In warmer seasons head out the patio doors onto the large 2 tiered deck with access to the large private backyard. The master bedroom has a large ensuite with a separate shower and soaker tub. The basement is finished with a future kitchen/bar area, 2 bedrooms, 4 pc bathroom and large family room . Lakeview Estates has been popular rural subdivision of choice for families for decades. There is potential for rent in the upstairs living quarters above the garage. The large 3 stall garage has an already framed residence, ready for finishing and renting out. It consists of a 2 bedroom, one bath and open concept vaulted ceiling kitchen and living area. Take a golf cart to the golf course, the neighbors for visit, or go fishing and boating in five minutes with access to a great boat launch across the causeway. All this in your own backyard! Lac La Biche Lake has been a long time lake of choice for fishing, water sports, canoeing and kayaking and exploring for the locals and tourists from everywhere. Call for your personal viewing today! (id:6769)

Family room 28.67 Ft x 20.17 Ft

Bedroom 12.00 Ft x 12.92 Ft

Bedroom 8.92 Ft x 13.25 Ft

4pc Bathroom 8.67 Ft x 94.00 Ft

Den 8.75 Ft x 8.92 Ft

Furnace 13.42 Ft x 14.83 Ft

Bedroom 10.08 Ft x 11.33 Ft

Kitchen 16.83 Ft x 13.08 Ft

Dining room 14.92 Ft x 14.00 Ft

4pc Bathroom 7.67 Ft x 82.17 Ft

Laundry room 13.17 Ft x 7.58 Ft

Primary Bedroom 13.25 Ft x 12.08 Ft

4pc Bathroom 15.17 Ft x 10.58 Ft

Bedroom 11.08 Ft x 11.17 Ft

Living room 15.25 Ft x 15.17 Ft

Listing Presented By:



Originally Listed by:  
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