



## 7325834 Churchill Park Road Rural Lac La Biche County Alberta

\$669,000

Custom Lakefront home in Lakeview Estates. This four bedroom home with walk out basement sits on a fully serviced lakefront lot with lake access and privileges. Features include an open floor plan, 4 bathrooms, attached garage, main floor laundry, primary bedroom with 4 pc ensuite, home gym, huge open deck with Duradek, doubling as a cover for the lower patio and walkout. This home is well built and well maintained and has many upgrades including solid wood doors, triple pane windows, spray foam attic insulation, Hardy Plank siding, ICF concrete basement, HE fireplace in the basement, in-floor heating in the basement and forced air on the main for efficiency and comfort. The list goes on but the best part is you're on Lac La Biche Lake which was recently opened to Walleye fishing and is a fantastic lake for boating and exploring whether on a boat or a quiet canoe or kayak paddle. This fully serviced property is close to town, schools, shopping and the public golf course. Call us today for a private viewing. (id:6769)

Family room 17.08 Ft x 30.42 Ft  
 Exercise room 10.33 Ft x 12.33 Ft  
 3pc Bathroom 5.25 Ft x 8.92 Ft  
 Bedroom 14.08 Ft x 12.33 Ft  
 Bedroom 12.08 Ft x 14.00 Ft  
 Furnace 12.33 Ft x 13.00 Ft  
 Living room 19.92 Ft x 18.50 Ft  
 Kitchen 14.08 Ft x 12.33 Ft

Dining room 9.83 Ft x 11.83 Ft  
 Laundry room 5.67 Ft x 11.08 Ft  
 2pc Bathroom 5.00 Ft x 5.75 Ft  
 4pc Bathroom 6.83 Ft x 7.75 Ft  
 Bedroom 10.83 Ft x 10.00 Ft  
 Primary Bedroom 14.50 Ft x 12.08 Ft  
 4pc Bathroom 10.33 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX LA BICHE REALTY

<http://labicherealty.alberta.remax.ca/>

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