

# **\$587,000 - 225 67325 Churchill Park Road Road, Lac La Biche County**

---

MLS® #A2194199

**\$587,000**

5 Bedroom, 3.00 Bathroom, 3,219 sqft  
Residential on 3.66 Acres

Lakeview Estate\_LLBC, Lac La Biche County,  
Alberta

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!

Built in 2007

### Essential Information

MLS® #	A2194199
Price	\$587,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,219
Acres	3.66
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	225 67325 Churchill Park Road Road
Subdivision	Lakeview Estate_LLBC
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C1

### Amenities

Parking Spaces	10
Parking	Garage Faces Front, Parking Pad, RV Access/Parking, Triple Garage Detached, Gravel Driveway
# of Garages	3

### Interior

Interior Features	Open Floorplan, Vinyl Windows
-------------------	-------------------------------

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Many Trees, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	ICF Block

## Additional Information

Date Listed	February 11th, 2025
Days on Market	109
Zoning	country residential

## Listing Details

Listing Office	RE/MAX LA BICHE REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.