

\$675,000 - #205, 13348 Twp Rd 672a Road, Lac La Biche

MLS® #A2080959

\$675,000

3 Bedroom, 2.00 Bathroom, 2,123 sqft
Residential on 0.51 Acres

N/A, Lac La Biche, Alberta

Welcome to Churchill Gates. Executive home is located just minutes to Lac La Biche and close to Churchill Provincial Park, the golf course, a boat launch, and all on a serviced a large fully serviced lot. Walk in to this impressive high end home and be greeted by 10' coffered ceilings, a floor to ceiling stone fireplace, hardwood floors, open concept living room, kitchen and dining room featuring a large island for morning coffee or entertaining guests. The primary bedroom features a large walk in closet, a relaxing soaker tub and separate custom glass shower and his and her sinks. Above the garage is developed into a kids space a bonus room for whatever hobbies you might have. Downstairs you will find more bedrooms plus a large office space or room to set up a gym, a custom wet bar with fridge and microwave and a rock covered wall. There is plenty of room for games tables, pool table plus sitting for a big screen TV for movies or watching your favorite team on game night. From the walk out basement it leads you out to the covered patio and fire pit area. This home also has central A/C, a large storage shed plus trees have been planted on the perimeter of the property for added privacy and completes this nicely landscaped property. There is plenty of room for a boat, RV or additional parking for family and guests or more shop space. This house has it all!! Make Churchill Gates your



home.

Built in 2012

Essential Information

MLS® #	A2080959
Price	\$675,000
Sold Price	\$640,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,123
Acres	0.51
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	#205, 13348 Twp Rd 672a Road
Subdivision	N/A
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

Amenities

Parking Spaces	8
Parking	Parking Pad, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Stone Counters, Sump Pump(s), Track Lighting, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Garden, Storage
Lot Description	Gentle Sloping, Street Lighting, See Remarks, Treed
Roof	Asphalt
Construction	Asphalt, Concrete, Glass, Stone
Foundation	ICF Block

Additional Information

Date Listed	September 14th, 2023
Date Sold	March 25th, 2024
Days on Market	192
Zoning	Estate Serviced
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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