

# \$669,000 - 67325, 834 Churchill Park Road, Lac La Biche County

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MLS® #A2118696

**\$669,000**

4 Bedroom, 4.00 Bathroom, 1,414 sqft  
Residential on 0.50 Acres

NONE, Lac La Biche County, Alberta

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.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2118696  |
| Price      | \$669,000 |
| Sold Price | \$650,000 |
| Bedrooms   | 4         |



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,414       |
| Acres          | 0.50        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 67325, 834 Churchill Park Road |
| Subdivision | NONE                           |
| City        | Lac La Biche County            |
| County      | Lac La Biche County            |
| Province    | Alberta                        |
| Postal Code | T0A 2C0                        |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 2                                        |
| Parking        | Double Garage Attached                   |
| Is Waterfront  | Yes                                      |
| Waterfront     | Lake Access, Lake Front, Lake Privileges |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Vinyl Windows, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s) |
| Appliances        | Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                                             |
| Heating           | Forced Air, Fireplace(s), High Efficiency, Hot Water, In Floor, Natural Gas, Wood                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                               |
| Fireplaces        | Basement, Tile, Wood Burning                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                             |

Basement                      Separate/Exterior Entry, Finis

**Exterior**

Exterior Features      Fire Pit, Garden  
Lot Description        Few Trees, Garden, Gentle S  
Roof                      Asphalt Shingle  
Construction          Cement Fiber Board, Concre  
Foundation            Poured Concrete, ICF Block



**Additional Information**

Date Listed              March 29th, 2024  
Date Sold                March 19th, 2025  
Days on Market        355  
Zoning                    Country Residential  
HOA Fees                0.00

**Listing Details**

Listing Office            RE/MAX LA BICHE REALTY

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