

\$579,900 - 225, 67325 Churchill Park Road, Lac La Biche

MLS® #A2264603

\$579,900

5 Bedroom, 3.00 Bathroom, 1,696 sqft
Residential on 3.66 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to this stunning 5-bedroom, 3-bathroom bungalow nestled on a sprawling 3.6-acre lot in the highly sought-after Lakeview Estates of Lac La Biche, Alberta. This property offers a unique blend of tranquility, convenience, and potential.

Upon entering, you will find an inviting layout featuring three spacious bedrooms on the main floor, perfect for family living. The master bedroom boasts a generous ensuite bathroom, ensuring a private retreat. In addition, the lower level encompasses two additional bedrooms, complete with a kitchenette and a separate entrance, offering the potential for an income suite or a private space for guests.

The exterior of this remarkable home features a large two-tier rear deck, ideal for outdoor entertaining and enjoying the natural surroundings. The beautifully landscaped yard, which includes a fire pit area, is perfect for gatherings.

Additionally, the property includes an impressive 26x38 three-car garage, providing ample storage and workshop space. A two-bedroom suite is already framed in the garage and awaits your finishing touches, presenting an excellent opportunity for additional rental income or accommodating guests. Both potential suites do not completely comply with "legal suite" status, but would not take much to get compliance.



Located close to a picturesque golf course, a provincial park, and a convenient boat launch to Lac La Biche Lake, this property caters to those seeking an active lifestyle in nature's embrace.

With its spacious living areas, ample outdoor space, and income potential, this bungalow in Lakeview Estates is a perfect family home or investment opportunity. Don't miss your chance to own a slice of paradise in Lac La Biche!

Built in 2007

Essential Information

MLS® #	A2264603
Price	\$579,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,696
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
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking	Triple Garage Detached
---------	------------------------

of Garages 3

Interior

Interior Features High Ceilings, No Smoking H
Appliances Dishwasher, Electric Stove, F
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Fire Pit
Lot Description Cleared, Corner Lot, Low Ma
Roof Asphalt Shingle
Construction Concrete
Foundation ICF Block

Additional Information

Date Listed October 15th, 2025
Days on Market 18
Zoning Country Residential

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

