

# \$589,000 - 10407 Churchill Drive, Lac La Biche

MLS® #A2209867

**\$589,000**

5 Bedroom, 4.00 Bathroom, 2,056 sqft

Residential on 0.15 Acres

Lac La Biche, Lac La Biche, Alberta

Luxury Lakefront Living! Beautifully finished 2056 square foot lakefront home on Churchill Drive! Chef's kitchen has gas range on granite island and high-end appliances. Open concept great room/living room with rock and slate mantel wood burning fireplace & hardwood floors! 3 1/2 baths including ensuite with Whirlpool tub & steam shower off master! Fully finished walk-out basement with self contained nanny or revenue suite! Fully landscaped yard with finished & heated two car garage, and stamped concrete patio where you can enjoy a quiet evening under the stars in the cozy hot tub or relax on your front veranda deck & enjoy the fantastic view of the lake with a glass of wine or coffee and watch the sunset! This luxury home is a pleasure to show!

Built in 2006

## Essential Information

MLS® #	A2209867
Price	\$589,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	0.15
Year Built	2006
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10407 Churchill Drive
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad
# of Garages	2
Is Waterfront	Yes
Waterfront	See Remarks, Waterfront

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Open Floorplan, Steam Room, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Convection Oven, Dishwasher, Refrigerator, Washer/Dryer
Heating	Boiler, Fireplace(s), Forced Air
Cooling	Full, None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Paved, Street Lighting, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                ICF Block

### **Additional Information**

Date Listed                April 11th, 2025

Days on Market           117

Zoning                      LOW DENSITY HAMLET RESIDE

### **Listing Details**

Listing Office              RE/MAX LA BICHE REALTY

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