

**10319 Churchill Drive  
Lac La Biche, Alberta**

**MLS # A2280139**

**\$194,900**



<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	19.87 Acres		
<b>Lot Feat:</b>	Cleared		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** None

**LLD:** 7-67-12-W4

**Exterior:** Wood Frame

**Zoning:** Agricultural

**Foundation:** Block

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** N/A

Lakeview! in Lac La Biche. 948sq/ft, 2bedroom 1 bathroom home located along the lakefront on Churchill drive. This great little starter home or revenue property has new windows, tin roof, laminate flooring and is nestled on a 5580 sq/ft lot. There is an alley out back of the property which accesses the yard and fire pit and also additional parking. Walking path along the lake, amenities of town, and a boat launch nearby. This nice property is in great condition and will be affordable.