

**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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-67-12-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	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.