

# \$194,000 - 10319 Churchill Drive, Lac La Biche

MLS® #A2223858

**\$194,000**

2 Bedroom, 1.00 Bathroom, 948 sqft

Residential on 0.13 Acres

Lac La Biche, Lac La Biche, Alberta

**PRICE IMPROVEMENT!! 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.

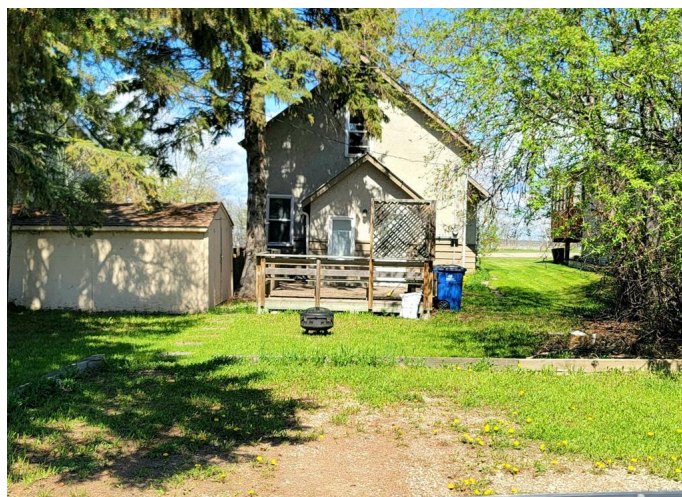
Built in 1960

## Essential Information

MLS® #	A2223858
Price	\$194,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	948
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address 10319 Churchill Drive



Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Vinyl Windows
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Few Trees, Lake, Views
Roof	Metal
Construction	Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	96
Zoning	Residential

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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