

# \$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, Vinyl Windows, Open Floorplan, Steam Room, Walk-In Closet(s) |
| Appliances        | Built-In Gas Range, Built-In Oven, Convection Oven, Dishwasher, Refrigerator, Washer/Dryer                                                        |
| Heating           | Boiler, Forced Air, Fireplace(s)                                                                                                                  |
| 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, Lawn, Landscaped, 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                193  
Zoning                            LOW DENSITY HAMLET RESIDE

**Listing Details**

Listing Office                    RE/MAX LA BICHE REALTY

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