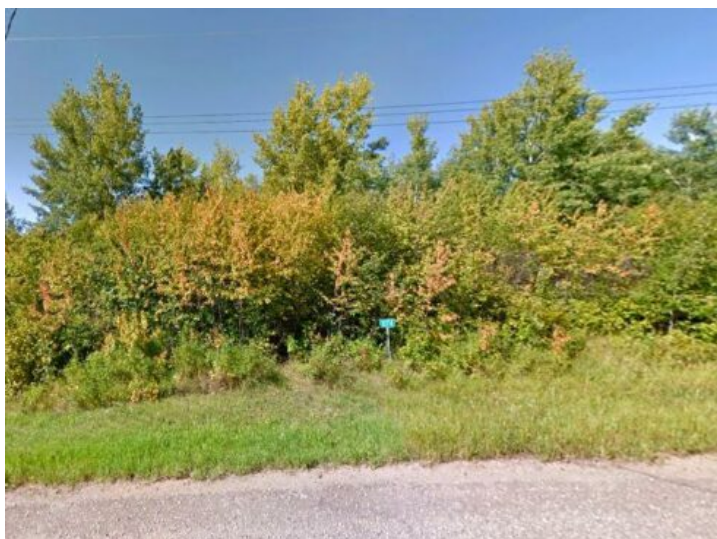


1074, 67325 Churchill Park Rd  
Rural Lac La Biche County, Alberta

MLS # A2210631



## \$195,000

**Division:** Lakeview Estate\_LLBC

**Lot Size:** 0.47 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Country Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Discover the potential of this beautiful .47-acre treed lot in the quiet Lakeview Estates subdivision, just a 5-minute drive from the town of Lac La Biche. This country residential parcel offers the perfect opportunity to build your dream home or getaway retreat in a peaceful setting near Lac La Biche Lake, the golf course, and Churchill Park Island. Located at 1074 Churchill Park Road, this lot is adjacent to another available parcel (1070), giving buyers the unique option to purchase both and create nearly a full acre of space to enjoy. All services are available in Lakeview Estates with the water and sewer paid for to the property line. Sir Winston Churchill Park is a bike ride away or 3 minutes by car and has amenities like cabin rentals, camping, a beautiful lakefront hall and a great boat launch for quick boat access. Whether you're planning to build now or hold as an investment, this lake-area lot offers natural beauty, convenience, and potential. Lac La Biche has been popular destination camping, world class fishing and recreational lake as well as backcountry recreational activities including Lakeland Provincial Park only 20 minutes away.