

# \$195,000 - 1070, 67325 Churchill Park Rd, Lac La Biche County

---

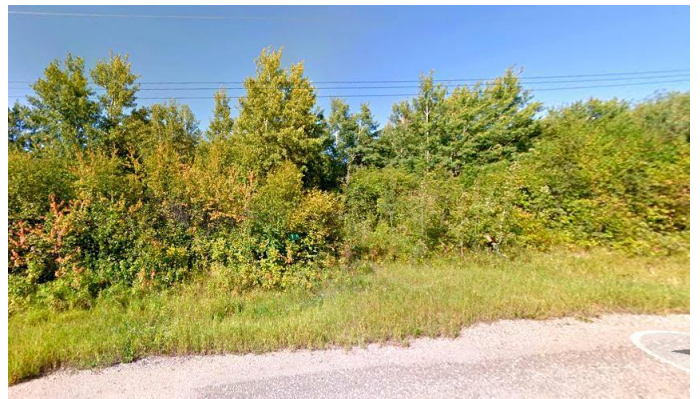
MLS® #A2210623

**\$195,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.49 Acres

Lakeview Estate\_LLBC, Lac La Biche County,  
Alberta

Welcome to 1070 Churchill Park Road, a .49-acre treed lot in the desirable Lakeview Estates subdivision, just 5 minutes from Lac La Biche. This country residential lot provides a prime location for a future home or cabin retreat, with Lac La Biche Golf Course, the lake, and Churchill Park Island all nearby. The lot is situated next to 1074 Churchill Park Road, also for sale, offering the rare opportunity to combine both properties for nearly a full acre of land. Surrounded by nature but close to town, this property gives you the best of both worlds. 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.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2210623         |
| Price     | \$195,000        |
| Bathrooms | 0.00             |
| Acres     | 0.49             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1070, 67325 Churchill Park Rd |
| Subdivision | Lakeview Estate_LLBC          |
| City        | Lac La Biche County           |
| County      | Lac La Biche County           |
| Province    | Alberta                       |
| Postal Code | T0A 2C0                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | April 11th, 2025    |
| Days on Market | 112                 |
| Zoning         | Country Residential |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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