



**GRASSROOTS**  
REALTY GROUP

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**296, 40422 Range Road 10**  
**Rural Lacombe County, Alberta**

**MLS # A2219520**



**\$399,000**

<b>Division:</b>	Brownlows Landing
<b>Lot Size:</b>	2.41 Acres
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lake, Orchard(s), Views, Waterfront
<b>By Town:</b>	Bentley
<b>LLD:</b>	25-40-1-W5
<b>Zoning:</b>	8
<b>Water:</b>	Well
<b>Sewer:</b>	Holding Tank
<b>Utilities:</b>	Electricity

Discover your ultimate lakefront lifestyle with this incredibly rare 2.4 acre parcel in coveted Brownlow's Landing community on Gull Lake. This double-sized lot is the largest lot in the subdivision! Located on a quiet, dead-end road with only local traffic, along with a tranquil shoreline, this lot offers stunning, unobstructed views of scenic Gull Lake. This undiscovered Central Alberta holiday destination features sandy, southern beaches and abundant recreational opportunities conveniently located between Edmonton and Calgary and is a prime location for a year-round residence or vacation retreat. The property is conveniently equipped with an existing potable well, power on-site, and a conventional septic tank. Natural gas and fibre optics are accessible at the property line. There are two sheds, the larger has a new roof, power, built-in metal shelving, a work bench, tools and plenty of room for your quad, ride-on lawnmower or snowmobile. The oversize deck is perfect for BBQ's and the charming rock staircase from the 1920's leads to the lower portion of the property where the wild strawberries will lead you to your new beachfront property for some swimming and relaxation. Natural beauty surrounds you with mature saskatoon and raspberry bushes, and panoramic lake vistas from your future front door. The perfect place to build a retirement home or cabin for family vacations, Gull Lake is a true four-season playground, with beaches, boating, fishing, cross country skiing, mini golf, charming local shops and restaurants and, of course, the famous Bentley farmers market provides even more to explore. Property is only 25 minutes from Red Deer with pavement the entire way. Don't miss your chance to build your dream home on one of Alberta's most scenic and serene lake communities.