



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

284, 40422 Range Road 10  
Rural Lacombe County, Alberta

MLS # A2224547



**\$625,000**

Division:	Brownlows Landing		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,409 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	1.06 Acres		
Lot Feat:	Lake, Many Trees, Native Plants, No Neighbours Behind, Waterfront		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Residential Lake Area
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	See Schedule A (Fully Furnished)		

Here's your opportunity to invest in year-round lake living on beautiful Gull Lake. This turn-key property comes fully furnished with near-new furnishings throughout, making it ready for immediate enjoyment. Located in the highly sought-after community of Brownlow's Landing, this well-maintained home offers true riparian rights, meaning you own the land right to the water's edge—no crown land between you and the lake. Situated on a quiet, dead-end road with minimal traffic, the setting is peaceful and private. From the moment you walk through the front door, you'll be captivated by the two-story windows, vaulted ceilings, and stunning lake views. The open-concept kitchen features custom hickory cabinets and a spacious walk-in pantry, perfect for hosting family gatherings or simply enjoying your culinary space. The main floor also includes a cozy bedroom with a walk-in closet, a full bathroom, and a convenient mudroom/laundry room. Upstairs, the primary bedroom retreat offers ample space for a reading nook, yoga or workout area, and opens onto a south-facing balcony where you can take in breathtaking sunsets over the surrounding farmland. The upper level also includes a large walk-in closet, a 3-piece ensuite, and a charming office space overlooking the lake. The fully renovated basement (2024) boasts 8-foot ceilings, quality windows, and wood flooring. It includes a stylish, hotel-inspired bedroom with two beds, a closet, and a sliding barn door. The rec room is ideal for games, movie nights, or additional sleeping space, and there's a large workshop/storage room complete with shelving. The home is loaded with upgrades including fire-resistant Hardie siding, an HRV system, a new pressure tank (2024), and a Moen tank

alarm and monitoring system&nbsp;for added peace of mind. Outside, enjoy your&nbsp;expansive deck&nbsp;surrounded by mature trees and wildlife. In 2024, a&nbsp;new staircase&nbsp;was added to access the bottom portion of the property, along with a new&nbsp;fence and three gates along the upper section. The lower property offers endless potential&mdash;keep it natural, seed it for lawn games, or build a sand court for family fun.&nbsp;Located just 5 minutes from Bentley, 15 minutes from Lacombe, and 20 minutes to Sylvan Lake, this is the perfect spot for lakeside living with small-town charm and easy access to nearby amenities. Whether you're looking for a family getaway, an investment opportunity, or your dream home on the lake, this property is sure to impress and create lasting memories.&nbsp;Don&rsquo;t miss out&mdash;this one won&rsquo;t last long!