



**GRASSROOTS**  
REALTY GROUP

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109, 41513 Highway 771  
Rural Lacombe County, Alberta

MLS # A2243049



**\$345,000**

<b>Division:</b>	Birch Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Paved, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Concrete, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	33-41-1-W5
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	8
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Fridge, Stove, Microwave, TV and Stand, Washer, Dryer, Shed, Couch, Chairs and Table, All Window Coverings.

Welcome to your charming four-season cabin home in Birch Bay! This home is ideally situated close to the lake, walking paths, and the Gull Lake Golf Course. The upper level features two bedrooms, each with built-in drawers for convenience. The main floor boasts an open-concept living and dining area with a cozy wood-burning fireplace. You'll also find an additional room on this level that can be used as a bedroom or office, along with a four-piece washroom. The basement offers another bedroom, a family room with a fireplace, and a workshop. Outside, you can relax on the lovely deck, shaded by mature trees. This home is turn key and ready to enjoy with furniture included!