



GRASSROOTS
REALTY GROUP

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109, 41513 Highway 771
Rural Lacombe County, Alberta

MLS # A2243049



\$345,000

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

Heating:	Forced Air	Water:	Well
Floors:	Concrete, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	33-41-1-W5
Exterior:	Wood Siding	Zoning:	8
Foundation:	Poured Concrete	Utilities:	-
Features:	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!