



**GRASSROOTS**  
REALTY GROUP

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388, 41513 Hwy 771  
Rural Lacombe County, Alberta

MLS # A2243972



**\$449,900**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Birch Bay  |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 924 sq.ft.   | Age:   | 1972 (53 yrs old) |
| Beds:     | 2  | Baths: | 1                 |
| Garage:   | Off Street, Single Garage Detached                       |        |                   |
| Lot Size: | 0.21 Acre  |        |                   |
| Lot Feat: | Back Yard, Garden, Landscaped, Lawn, Many Trees, Private |        |                   |

|             |                                |            |                           |
|-------------|--------------------------------|------------|---------------------------|
| Heating:    | Forced Air, Natural Gas        | Water:     | Shared Well               |
| Floors:     | Vinyl Plank                    | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Asphalt Shingle                | Condo Fee: | -                         |
| Basement:   | None                           | LLD:       | -                         |
| Exterior:   | Wood Frame                     | Zoning:    | R-RLA                     |
| Foundation: | Piling(s)                      | Utilities: | -                         |
| Features:   | Ceiling Fan(s), Open Floorplan |            |                           |

**Inclusions:** bunk house, out house, wood shed

Discover this hidden gem at the lake&mdash;an enchanting 2-bedroom cabin with a cozy bunkhouse, perfectly nestled in a park-like setting that feels like your own private oasis. The moment you step onto the property, you'll be embraced by the tranquility of lush gardens, blooming perennials, mature trees, and vibrant landscaping that exudes warmth and welcome. Inside, the cabin offers an inviting and thoughtfully designed floor plan, blending comfort and functionality with ease. The cozy living area is highlighted by a beautiful wood-burning stove that infuses the space with rustic charm and ambiance, making it the ideal retreat year-round. Pride of ownership is evident throughout, with meticulous upkeep that shines both inside and out. Enjoy morning coffee or evening sunsets on not one, but two spacious decks&mdash;each offering peaceful views of your serene surroundings. There's plenty of room for guests and family with the extra bunkhouse, and the detached garage provides additional storage or workspace. An outhouse adds a touch of nostalgic charm, while the large paved drive ensures loads of parking for visitors and toys alike. Access to the lake and beach area. Close to Gull lake Golf Course. Located in a vibrant, welcoming community. Whether you're seeking a weekend getaway or a peaceful place to unplug and reconnect with nature, this property has it all. A rare find&mdash;filled with character, comfort, and heart.