



GRASSROOTS
REALTY GROUP

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224, 41124 Range Road 282 Range
Gull Lake, Alberta

MLS # A2247597



\$340,000

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,002 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Interior Lot, Lake, Low Maintenance Landscaping		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Siding
Foundation:	None
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RLA
Utilities:	-

Inclusions: ALL CONTENTS EXCEPT FOR PERSONAL ITEMS SELECTED BY SELLERS

Lake life can begin this summer! This lovely cabin is well cared for and is situated on the lakefront side at New Saratoga Beach! Get ready to start making memories of weekends at the lake enjoying all the activities that accompany the lake lifestyle! Only a few minutes walk to the beaches of Gull Lake where you can enjoy a private beach setting. After a day at the beach you can walk to Anderson Park and enjoy disc golf, volleyball, basketball or a picnic in the Park. This cute and cozy cabin has two bedrooms, 4 piece bathroom a large living room, kitchen with lots of cabinets. Open floor plan with lots of room to entertain family and friends. The yard allows for RV parking - invite the friends to bring their own RV's and get ready to make some great memories. The detached outbuilding was a former bunkhouse/garage but can be converted into your own design. The lot is 1/4 of an acre and is low maintenance. Only 15 minutes to Lacombe or ten minutes to Bentley. This is a great cabin ready for its new owners to enjoy year round!