



GRASSROOTS
REALTY GROUP

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**132, 28128 Township Road 412 Township
Rural Lacombe County, Alberta**

MLS # A2257140



\$349,900

Division:	Wilson Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	867 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	14-41-28-W4
Exterior:	Wood Frame	Zoning:	8
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: garage door control, shed

What a perfect opportunity to embrace the lake lifestyle—whether as a year-round home or the ultimate getaway retreat. Just steps from Gull Lake, you’ll have endless activities at your doorstep: fishing, boating, beaches, playgrounds, hiking, picnicking, and so much more. This property has great bones and is ready for your personal touch to make it your own lakeside paradise. Inside, you’ll find the warmth of hardwood floors and a cozy wood-burning fireplace, while the walk-out basement adds extra living space and potential. The mature landscaping creates a private, relaxing setting, and being situated on a reserve adds to the feeling of space and serenity. A detached garage provides storage and convenience for all your lake toys. This property checks so many boxes: Steps from Gull Lake activities, year-round or vacation retreat, hardwood floors + wood-burning fireplace, walk-out basement, detached garage, mature landscaping + reserve setting. This is more than a property—it’s a chance to create your own lake life escape. Don’t miss it!