



GRASSROOTS
REALTY GROUP

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5 28124 Township Rd 412
Rural Lacombe County, Alberta

MLS # A2275515



\$149,900

Division: Wilson's Beach Estates

Lot Size: 0.76 Acre

Lot Feat: -

By Town: Bentley

LLD: 14-41-28-W4

Zoning: R1

Water: Co-operative

Sewer: -

Utilities: -

Welcome to Wilson's Beach Estates—the perfect place at Gull Lake, Alberta for your year-round home or weekend retreat! This spacious .76-acre estate lot comes fully serviced with electricity, natural gas, and a centralized water and sewer system. Unlike most rural properties, Wilson's Beach Estates offers modern convenience—each lot is tied into a shared community water and wastewater system, providing the ease of city-style services while enjoying the calm and beauty of lake life. Located just a 5-minute walk from the shores of Gull Lake on the southeast side, this partially treed lot offers both privacy and room to build your vision. Anderson Park is nearby, offering a family-friendly space to gather and play. Enjoy everything lake life has to offer—boating, swimming, kayaking, paddleboarding, fishing, snowmobiling, ice fishing, and more—right outside your door. Zoned Residential Lake Area District, all development must comply with Lacombe County bylaws and the Wilson's Beach Estates Architectural Guidelines, helping preserve long-term value and harmony in the community.