



GRASSROOTS
REALTY GROUP

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5-28124 Township Rd 412
Rural Lacombe County, Alberta

MLS # A2287601



\$154,900

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: Electricity at Lot Line, Natural Gas at Lot Line, Sewer

Welcome to Wilson's Beach Estates at Gull Lake — an ideal setting for your year-round home or weekend retreat. This spacious 0.76-acre estate lot is fully serviced with electricity, natural gas, and access to a centralized community water and wastewater system, offering the convenience of municipal-style services in a peaceful lakeside setting. Situated on the southeast side of Gull Lake and just a short five-minute walk to the shoreline, this partially treed lot provides privacy and flexibility to build your vision. Anderson Park is nearby, offering a welcoming space for family and community gatherings. Further strengthening the area's long-term appeal, Lacombe County has announced the planned Gull Lake Regional Trail — a 14-kilometre pathway designed to connect Wilson's Beach and other lakeside communities around Gull Lake. The multi-phase project will expand opportunities for walking and cycling while improving connectivity throughout the region. Enjoy four-season lake living with boating, swimming, paddleboarding, fishing, snowmobiling, and ice fishing all within easy reach — with future regional trail access adding another layer to the outdoor experience. Zoned Residential Lake Area District, development is subject to Lacombe County bylaws and the Wilson's Beach Estates Architectural Guidelines, helping preserve the character and long-term value of the community.