



32 Birch Crescent
Rural Lacombe County, Alberta

MLS # A2299319



\$429,900

Division:	Birch Bay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	946 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Front Yard, Many Trees		

Heating:	Central, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Wood	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	33-41-1-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	R-RLA
Foundation:	See Remarks	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Primary Downstairs, Tankless Hot Water, Vinyl Windows, Wood Counters		
Inclusions:	N/A		

Welcome to your turn-key lake retreat in the heart of Birch Bay at Gull Lake. Set on a beautifully treed lot, this home has been thoughtfully updated throughout, blending modern comfort with timeless lake charm. The main living space is bright and open, anchored by a warm, inviting kitchen featuring rich green cabinetry, butcher block countertops, and a central island that naturally becomes the heart of the home. Vaulted wood ceilings with exposed beams carry through the space, creating a warm, cohesive feel. The spacious primary bedroom offers a cozy, character-filled retreat with exposed beams and a calm, relaxed atmosphere. The fully renovated bathroom combines style and function with a tiled shower and glass enclosure, modern vanity, and a well-designed laundry space with butcher block countertops—finished with a bold feature wall that adds a unique touch. Major system updates provide peace of mind, including upgraded plumbing (PEX), an updated electrical panel with increased service, and improvements to the roof, windows, and on-demand hot water system. Efficient natural gas heating, including a furnace and fireplace, along with full insulation, make this a comfortable and reliable home in every season. Upstairs, the loft provides flexible space for guests or a quiet reading area, while the screened-in sunroom with a wood-burning stove extends your living space for evenings in any season. Outside, the property continues to impress with a large detached single garage topped by a finished bunkhouse—ideal for hosting family and friends. This is a truly exceptional opportunity to own a fully updated, move-in ready property—offering true four-season living in one of Gull Lake’s most sought-after communities.