



**60, 40421 Range Road 10**  
**Rural Lacombe County, Alberta**

**MLS # A2300374**



**\$949,900**

<b>Division:</b>	Brighton Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Front Drive, Heated Garage, Work		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Beach, Environmental Reserve, Irregular Lot, Lake, Views		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-40-28-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	8
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, Quartz Counters, See Remarks		

**Inclusions:** garage heater, alarm, shed

Lake front living on Gull Lake! This beautifully maintained 1,476 sq ft walkout bungalow offers the perfect blend of comfort, space, and year-round lakeside lifestyle on a generous 0.35-acre lot in the sought-after community of Brighton Beach on Gull Lake. Step inside to a bright and inviting open-concept main floor, where large windows flood the home with natural light and showcase serene lake views. The spacious living room, complete with a cozy gas fireplace and solid maple hardwood, flows seamlessly into the dining area and kitchen—ideal for both everyday living and entertaining. The kitchen features ample oak cabinetry with updated hardware, brand-new 1 1/4" quartz countertops, a newly tiled backsplash, and plenty of prep space. Step out onto the 500 sf full length upper deck—perfect for summer barbecues and relaxing evenings overlooking the lake. The main level includes two well-appointed bedrooms, including a comfortable primary retreat with french door to the rear deck, a full bathroom with double sinks and convenient main-floor laundry. The fully developed walkout basement expands your living space with a large Rec Room featuring a wood stove and in-home theatre equipment, gym, two additional large bedrooms and a 3-piece bathroom. With direct access to the backyard, this level offers excellent flexibility for guests or family living. The expansive 0.35-acre lot is surrounded by mature trees, perennials and an open green space, providing privacy and endless opportunities for outdoor enjoyment. The lower deck has a massive firepit area; a fantastic spot to watch the stars or to just sit within the trees. Additional features include in-floor heating, two separate A/C units on the main level and an oversized 25' X 29' heated garage with 16' ceilings and 220 power—ideal for full-sized vehicles and trucks. Located just

minutes from Bentley and an easy commute to amenities in Sylvan Lake and Red Deer, this property offers peaceful surroundings. Calgary and Edmonton International Airports are both approximately a 90-minute drive. A rare opportunity to own a spacious lakefront bungalow in a highly desirable community—this is one you won't want to miss. The seller is also offering the adjacent lot (MLS® A2284542) which can be purchased together for added space and future potential.