



**GRASSROOTS**  
REALTY GROUP

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**34, 28124 Township Road 412  
Rural Lacombe County, Alberta**

**MLS # A2023721**



**\$185,000**

**Division:** Wilson's Beach Estates

**Lot Size:** 0.75 Acre

**Lot Feat:** Private

**By Town:** Bentley

**LLD:** 14-41-28-W4

**Zoning:** R- RLA

**Water:** -

**Sewer:** -

**Utilities:** -

Premiere community and location in Central Alberta! Perfect spot to build your desired property on a 0.75 acre Estate lot! This community is close to Gull Lake on the Southeast side, treed for privacy, and environmentally friendly. There is an environmental reserve nearby & activity-packed playground in Anderson park, an underrated gem that is perfect for families of all ages. The Wilson's Beach Estates & Lacombe County integrated trail system is an awesome amenity allowing residents to take full advantage of the paved paths, access all of the community and surrounding area easily. Only a 5 min walk to Gull Lake makes activities such as boating, camping, fishing, swimming, and skating a daily possibility! The developers & current residents have been working hard to provide an amazing community atmosphere and look forward to sharing the experience with new owners. These are just a few of the details to be shared, there is more information regarding building sites, architectural guidelines, utilities and more available! Home renderings need to be priced out based on desired specifications, please contact the listing agent for more info and pricing!