



GRASSROOTS
REALTY GROUP

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**On Highway 771
Rural Lacombe County, Alberta**

MLS # A2177208



\$1,250,000

Division: NONE

Lot Size: 58.51 Acres

Lot Feat: -

By Town: Bentley

LLD: 34-41-1-W5

Zoning: AG

Water: -

Sewer: -

Utilities: -

58.51 acre parcel with Gull Lake frontage currently Zoned AG with Parkland Beach to the north and Birch Bay to the south. 27 Acres of this piece are cultivated. Possibilities are endless here with county approval development ideas include a Wedding Venue, Campground or Residential Development. Directly to the north is the Stoner's Landing public boat launch. Rare opportunity here to own lakefront property on the west side of Gull Lake with Paved Access.