



GRASSROOTS
REALTY GROUP

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**224, 28126 Township Road 411 Road
Rural Lacombe County, Alberta**

MLS # A2195401



\$465,000

Division:	McLauren Beach		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,694 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, Conservation, Environmental Reserve, Lake, L		

Heating:	Forced Air, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RLA
Foundation:	Piling(s)	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: NA

A LIFE AT THE LAKE offers so many layers of enjoyment. Peace, privacy, nature, and magical memories. This ranch style home represents that lifestyle of lake leisure. The shared community dock is available to accommodate your boat. Or the potential of your own private dock may be better suited for you. The expansive floor plan is functional and flows beautifully. The front entrance is generous and gives way to a large flex space. Currently being used as a family room, this could make a fantastic home office or formal dining room. The 2-piece powder room offers easy access from outside. Adjacent is the kitchen, circled in warm oak cabinetry and featuring a peninsula island. Perfect for additional prep space and seating. The large living room could easily accommodate a dining space as well and is great for family gatherings. The ceiling is accented with bold beams for added interest and charm. You will enjoy cuddling up with the comfort and warmth of the wood burning fireplace. Step thru the garden doors and embrace the spectacular views of Gull Lake. This insulated sun room offers a large lounging space for every season. Surrounded with oversized picture windows, and a serene setting from every angle. Sip a glass of wine while taking in the spectacular sunsets. The primary bedroom is also easily accessible from this space and offers a relaxing retreat. Three additional bedrooms and a 4-piece bathroom provide a place for the whole family. Step down in to the beautiful backyard and take in the extensive landscaping. The tranquil setting is accented with a tiered design, featuring a water fall and bold retaining walls. A single car garage and RV parking are added perks! Take the short stroll down to the water's edge or enjoy quick access and ride your quad. Recent upgrades include a Reverse Osmosis system, recently updated bathroom, and newer appliances. As

a full time residence, it's just a ten minute drive from the conveniences of both Bentley and Lacombe or as a part-time lake retreat, just 1 hour from Edmonton and 1.5 hours from Calgary. Don't hesitate, come have a look at this Lake Home, it has so much to offer!