



**GRASSROOTS**

REALTY GROUP

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**282 Range Road  
Gull Lake, Alberta**

**MLS # A2247737**



**\$1,999,000**

**Division:** NONE

**Lot Size:** 45.57 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

Discover a rare opportunity to own 45.57 acres of prime lakefront property on beautiful Gull Lake, offering over half a mile of shoreline with level access. This stunning parcel is ideal for a private estate or future development, boasting deep water access, three natural sand beaches, and breathtaking views. Recognized as one of the top ice fishing locations on the lake, this land combines recreation and tranquility. The property is equipped with two wells, and both natural gas and power are available at the lot line. A newly paved access road enhances convenience and accessibility year-round. With no known restrictions and flexible agricultural zoning, your possibilities are wide open—whether you're envisioning a family retreat, private campground, or future lakeside subdivision. Situated immediately north of Wilson Beach and just minutes from local amenities, this is one of the most desirable undeveloped lakefront opportunities in Central Alberta. Don't miss your chance to secure a legacy property with unmatched potential.