



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2297737**



**\$990,000**

**Division:** NONE

**Lot Size:** 58.51 Acres

**Lot Feat:** -

**By Town:** Bentley

**LLD:** 34-41-1-W5

**Zoning:** AG

**Water:** None

**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.