



**32 Birch Crescent**  
**Rural Lacombe County, Alberta**

**MLS # A2299319**



**\$429,900**

<b>Division:</b>	Birch Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Front Yard, Many Trees		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Wood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	33-41-1-W5
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-RLA
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Primary Downstairs, Tankless Hot Water, Vinyl Windows, Wood Counters		

**Inclusions:** N/A

Welcome to your turn-key lake retreat in the heart of Birch Bay at Gull Lake. Set on a beautifully treed lot, this home has been thoughtfully updated throughout, blending modern comfort with timeless lake charm. The main living space is bright and open, anchored by a warm, inviting kitchen featuring rich green cabinetry, butcher block countertops, and a central island that naturally becomes the heart of the home. Vaulted wood ceilings with exposed beams carry through the space, creating a warm, cohesive feel. The spacious primary bedroom offers a cozy, character-filled retreat with exposed beams and a calm, relaxed atmosphere. The fully renovated bathroom combines style and function with a tiled shower and glass enclosure, modern vanity, and a well-designed laundry space with butcher block countertops—finished with a bold feature wall that adds a unique touch. Major system updates provide peace of mind, including upgraded plumbing (PEX), an updated electrical panel with increased service, and improvements to the roof, windows, and on-demand hot water system. Efficient natural gas heating, including a furnace and fireplace, along with full insulation, make this a comfortable and reliable home in every season. Upstairs, the loft provides flexible space for guests or a quiet reading area, while the screened-in sunroom with a wood-burning stove extends your living space for evenings in any season. Outside, the property continues to impress with a large detached single garage topped by a finished bunkhouse—ideal for hosting family and friends. This is a truly exceptional opportunity to own a fully updated, move-in ready property—offering true four-season living in one of Gull Lake’s most sought-after communities.