



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

336, 41513 Highway 771  
Rural Lacombe County, Alberta

MLS # A2300551



**\$895,000**

<b>Division:</b>	Birch Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Cleared, Landscaped, Level, Pie Shaped Lot, Private, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Stone, Vinyl Plank	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	33-41-1-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	8
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, No Smoking Home, Open Floorplan, Primary Downstairs, Storage, Sump Pump(s)		

**Inclusions:** Most Furnishings and bedding, Carport, Shed, Garage, Fire pit, Contents in Garage and Storage Shed, Starlink Receiver

Experience the ultimate lakeside escape in the highly desirable Birch Bay community, nestled along the northwest shores of Gull Lake—one of Central Alberta’s premier recreational destinations. Tucked away among the trees, this charming and spacious cabin offers the perfect blend of rustic warmth and modern comfort—ideal for year-round living or a relaxing seasonal retreat. Originally a bungalow, the home was thoughtfully expanded in 1994 to create ample space for family and guests while maintaining its cozy, lakeside character. Meticulously maintained throughout the years, this property reflects true pride of ownership both inside and out. Step inside to a bright and open living, dining, and kitchen area, perfectly designed for gathering and entertaining. The inviting living room features a cozy gas fireplace, creating a warm focal point for cooler evenings. The home offers four generously sized bedrooms, including two on the main floor connected by a convenient Jack and Jill bathroom, complete with soaring 10-foot closets. Upstairs, you’ll find two additional bedrooms and a full bathroom, offering privacy and flexibility for larger families or visitors. The main floor also includes a beautifully renovated full bathroom with a large walk-in shower, along with a laundry area and adjoining half bath for added convenience. Newer carpet throughout (2022) enhances the home’s fresh, comfortable feel, while a water filtration system and hot water on demand (added in 2020) provide everyday comfort and efficiency. Outside, the stunning pie-shaped lot offers a private, serene setting surrounded by mature trees. Enjoy the outdoors on the large, refinished deck (2025), gather around the firepit, or take in the beautifully updated landscaping, including new railway ties in the flower beds. The paved driveway was professionally oiled in

2022, adding to the home's polished curb appeal. Additional features include a carport with motion lighting, a small garage with shelving and workbench, and a spacious 5-foot-high crawl space (matching the home's footprint) equipped with three sump pumps and an alarm system—providing exceptional storage and peace of mind. Mechanical updates include shingles replaced in 2018, a septic tank replacement in 2008, a new garage door in 2022, a new dishwasher, a septic overflow alarm system and new motor in the septic system installed approximately two years ago. Located just a short walk to the lake, residents enjoy access to beaches, parks, walking trails, and a community boat launch. This is lakeside living at its finest—peaceful, welcoming, and thoughtfully updated for years of enjoyment.