



20, 41513 Highway 771
Rural Lacombe County, Alberta

MLS # A2316164



\$365,000

Division:	Birch Bay		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,560 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Landscaped, L		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum, Slate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	33-41-1-W5
Exterior:	Log	Zoning:	8
Foundation:	Piling(s)	Utilities:	-
Features:	Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Storage		

Inclusions: Furniture, Sheds X 2, Shed Platform

LIVE THE LAKE LIFESTYLE! If only these walls could talk. They would tell stories of the past 23 years that this family has owned it - stories of learning how to swim, ride bikes and wakeboard. They would tell stories of lake friends gathering with their children to enjoy summers and winter holidays alike. They would tell stories of New Years Eve, game nights, long days on the water, kid sleepovers, campfires and cocktails. This home has been well loved and the sellers are hoping to pass it on to a new family that will love it just as much. This is a well kept cabin with extensive living and sleeping space. Enter into the main floor great room, with a spacious loft overlooking the main. The great room has soaring wood walls and wood burning stove. The loft has room for two beds, sitting areas, and storage. The main floor kitchen is lake-chic with country cabinets, and an eat-in dining area. There's a full bathroom and washing machine in this area as well. Pass through into the full family room area, again with extensive sitting and sleeping room, plus a bar area for afternoon drinks. The sellers added a three season sun room that spans the width of the whole cabin and has additional beds, sitting area, and can also be used for extra dining. Using all beds and sofas, this home can sleep 15 people! The yard is lush and private and includes storage sheds and decking. This cabin is the ultimate for family gatherings, with room to gather and make memories. This property comes with all appliances and furnishings and and ROFR for a boat slip in the marina and is ready for Summer 2026!!