



**GRASSROOTS**

REALTY GROUP

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25, 41124 Range Road 282  
Rural Lacombe County, Alberta

MLS # A2322651



**\$534,900**

<b>Division:</b>	New Saratoga Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.48 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Lake, Landscaped, Lawn, Low Maintenance Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RLA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** BLINDS, GREENHOUSE,

Get ready to enjoy the lake lifestyle in this lovely well kept bungalow backing onto a greenspace and only a few minutes walk to a private beach! This is a great place to live year round or enjoy as a vacation home! Gull Lake has lots of activities 12 months of the year - from beach, water sports and lake life in the summer to ice fishing, cross country skiing and snowmobiling in the winter months! Anderson Park is a short walk where you can play disc golf, basketball, pickleball, volleyball or just enjoy a picnic with the family and friends! Off Highway Vehicle trails directly to the beach - golf carts and ATVs permitted on the trails makes for easy beach days with all the lake toys, coolers and chairs to enjoy the lake lifestyle at your private beach with your neighbors and friends! This home is well cared for and has a pleasing floorplan! Open the front door and step inside - the living room is spacious and has a gas fireplace - perfect for the cooler chilly days and evenings. Kitchen boasts an abundance of cabinetry and countertop space - lots of natural light and garden doors leading out to the beautiful private back yard that backs onto the green space! Primary bedroom has a large walk in closet along with a 3 piece ensuite with heated floors and a tiled steam shower! Second bedroom and another 4 piece bathroom plus a bonus room complete this level. (no foundation on the addition). The basement is partially developed with a 3 piece bathroom, 3rd bedroom and family room which awaits your finishing design. Utility room/laundry room - pressure tax is 3 years old, furnace and air conditioning is 5 years old, pex plumbing in garage, kitchen and main bathrooms. Garage is heated, hot and cold water with a greenhouse out the side door - perfect for the gardener of the family! Get ready to host barbeques in your park like setting backyard with lots of room for yard games - or just relax

on your deck in the morning with your coffee and take in the beauty in your own yard!