



**356, 28126 Township Road 411
Rural Lacombe County, Alberta**

MLS # A2324910



\$340,000

Division:	McLauren Beach		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	842 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Many Trees, No Neighbours Behi		

Heating:	Forced Air, Propane, Space Heater	Water:	Well
Floors:	Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	11-41-28-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	RLA
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, Stove, Washer, Dryer, and all other Building Furniture and Contents, Sheds, Water Filtration System

A nature lover's paradise. A well treed lot nestles the quiet cabin on a greenspace near the shore of Gull Lake. Walk one of the many trails available at the rear of the property. Discover the flora from lady slippers in the Spring to the Summer explosion of mushrooms. There are many birds to watch and identify. Appreciate the beautiful sunsets down at the lake. This fully furnished cabin has easy access to McLaurin Beaches (yes, plural) -- sandy beaches on the shore of Gull Lake. Summer activities include biking, e-biking, canoeing, paddle boarding, kayaking, jet skiing, fishing, boating, and swimming. RV parking with 30 Amp power provides a great camping spot for visiting friends or family. A propane furnace and electricity heat the neatly wrapped (Hardie board) cabin for year round enjoyment. A water well with filtration system and modern septic tank were added to the property in recent years. The 2 bedroom and 1 bathroom property has a stackable washer and dryer and can comfortably sleep 4 people. The hide-a-bed offers up additional sleeping space when required. Winter activities include walking, cross-country skiing, sledding, and ice-fishing. The cabin is a short distance away from Anderson Park and all its amenities (disc golf, basketball court, playground, etc.). The fine communities of Gull Lake Village, City of Lacombe, and Bentley are nearby too. A few miles away is Lincoln Hall -- a great place to hold larger family gatherings and events. The small community consists of both year-round and summer-only residents. The cabin and property is perfectly set up for a relaxed and good time at the lake.