



GRASSROOTS
REALTY GROUP

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**56, 40421 Range Road 10
Rural Lacombe County, Alberta**

MLS # A2326724



\$349,900

Division: Brighton Beach

Lot Size: 0.36 Acre

Lot Feat: -

By Town: Bentley

LLD: 29-40-28-W4

Zoning: 8

Water: Well

Sewer: -

Utilities: -

Prime Lake Front residential lot at Brighton Beach on Gull Lake. Build your lake front dream home or hold as an investment property while using it for your year round private RV getaway location. Gull Lake provides year round recreation with fishing, boating, swimming, skating and lastly..ice fishing. This property backs onto Gull Lake and has easy access to the lake through Lacombe County's environmental reserve. The Property measures 60 ft X 254 ft or .36 acre. Minimum Building size of 900SF. Property is serviced with 100 amp Electricity and has Natural Gas to the property line. Easy access to bike paths, amenities in the Village of Gull Lake and also to Highway 12 which heads to East to Lacombe or West to Bentley.