



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

48, 40422 Range Road 10
Gull Lake, Alberta

MLS # A2333553



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,096 sq.ft.	Age:	1935 (91 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	8
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Furniture is negotiable

Escape to the lake and make memories that will last a lifetime! Lovingly owned by the same family for the past 47 years, this charming 3-bedroom, three-season cottage offers the perfect blend of privacy, nature, and recreation. Nestled on a beautifully treed lot backing onto Crown land, you'll enjoy peaceful surroundings, wonderful neighbours, and direct access to endless outdoor adventures. A private trail leads to Gull Lake in just a 5-minute walk, complete with road access and dock access, while Aspen Beach Provincial Park is only a 5-minute drive away. Recent updates include shingles (10-12 years old), a new well pump, and water filtration system. Whether you're looking for a family getaway or a place to unplug and enjoy Alberta summers, this is a rare opportunity to own a true Gull Lake retreat.