



GRASSROOTS
REALTY GROUP

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24, 41124 RANGE ROAD 282
Rural Lacombe County, Alberta

MLS # A2344999



\$390,000

Division:	New Saratoga Beach
Lot Size:	0.47 Acre
Lot Feat:	Lake, Many Trees, No Neighbours Behind, Rectangular Lot
By Town:	Bentley
LLD:	10-41-28-W4
Zoning:	RLA
Water:	None, See Remarks
Sewer:	-
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line

Build your dream home at Gull Lake! Situated on the lakefront side of New Saratoga Beach, this beautifully treed lot offers over 20,000 sq. ft. of space and backs onto a treed reserve with direct access to Gull Lake, offering added privacy with no residential neighbours behind. Already landscaped with mature trees throughout, the property features a 20' x 24' detached garage, constructed with future flexibility in mind and bolted to the concrete pad to allow for relocation if desired. Services have been brought to the entrance of the lot, helping make the next steps toward development that much easier. New Saratoga Beach is an established Gull Lake community offering year-round recreation while remaining conveniently located just 12 minutes from Bentley and 16 minutes from Lacombe. The community also benefits from the expanding Gull Lake Regional Trail network, providing a paved route connecting communities and recreation areas around the south end of the lake. With plenty of room to design the home, yard and outdoor living space you've been envisioning, this is a rare opportunity to secure a large, beautifully established lot and create your own place at Gull Lake.