

# \$625,000 - 284, 40422 Range Road 10, Rural Lacombe County

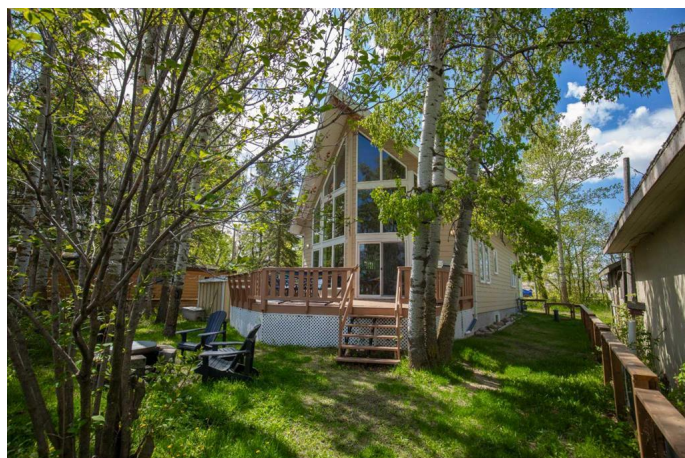
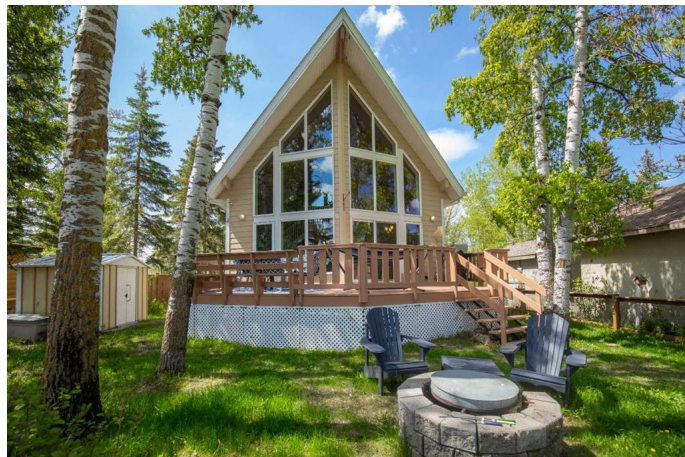
MLS® #A2224547

**\$625,000**

3 Bedroom, 2.00 Bathroom, 1,409 sqft  
Residential on 1.06 Acres

Brownlows Landing, Rural Lacombe County,  
Alberta

Here's your opportunity to invest in year-round lake living on beautiful Gull Lake. This turn-key property comes fully furnished with near-new furnishings throughout, making it ready for immediate enjoyment. Located in the highly sought-after community of Brownlow's Landing, this well-maintained home offers true riparian rights, meaning you own the land right to the water's edge—no crown land between you and the lake. Situated on a quiet, dead-end road with minimal traffic, the setting is peaceful and private. From the moment you walk through the front door, you'll be captivated by the two-story windows, vaulted ceilings, and stunning lake views. The open-concept kitchen features custom hickory cabinets and a spacious walk-in pantry, perfect for hosting family gatherings or simply enjoying your culinary space. The main floor also includes a cozy bedroom with a walk-in closet, a full bathroom, and a convenient mudroom/laundry room. Upstairs, the primary bedroom retreat offers ample space for a reading nook, yoga or workout area, and opens onto a south-facing balcony where you can take in breathtaking sunsets over the surrounding farmland. The fully renovated basement (2024)



boasts 8-foot ceilings, quality windows, and wood flooring. It includes a stylish, hotel-inspired bedroom with two beds, a closet, and a sliding barn door. The rec room is ideal for games, movie nights, or additional sleeping space, and there's a large workshop/storage room complete with shelving. The home is loaded with upgrades including a fire-resistant Hardie siding, an HRV system, a new pressure tank (2024), and a Moen tank alarm and monitoring system for added peace of mind. Outside, enjoy your expansive deck surrounded by mature trees and wildlife. In 2024, a new staircase was added to access the bottom portion of the property, along with a new fence and three gates along the upper section. The lower property offers endless potential—keep it natural, seed it for lawn games, or build a sand court for family fun. Located just 5 minutes from Bentley, 15 minutes from Lacombe, and 20 minutes to Sylvan Lake, this is the perfect spot for lakeside living with small-town charm and easy access to nearby amenities. Whether you're looking for a family getaway, an investment opportunity, or your dream home on the lake, this property is sure to impress and create lasting memories. Don't miss out—this one won't last long!

Built in 2007

**Essential Information**

MLS® #	A2224547
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,409
Acres	1.06
Year Built	2007

Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	284, 40422 Range Road 10
Subdivision	Brownlows Landing
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C0J0

### Amenities

Parking	Driveway, Parking Pad
Is Waterfront	Yes
Waterfront	Beach Front, Lake Front, Waterfront

### Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Lake, Many Trees, Native Plants, No Neighbours Behind, Waterfront
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	27
Zoning	Residential Lake Area

### **Listing Details**

Listing Office	eXp Realty
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