

\$599,000 - 93, 41513 Highway 771, Rural Lacombe County

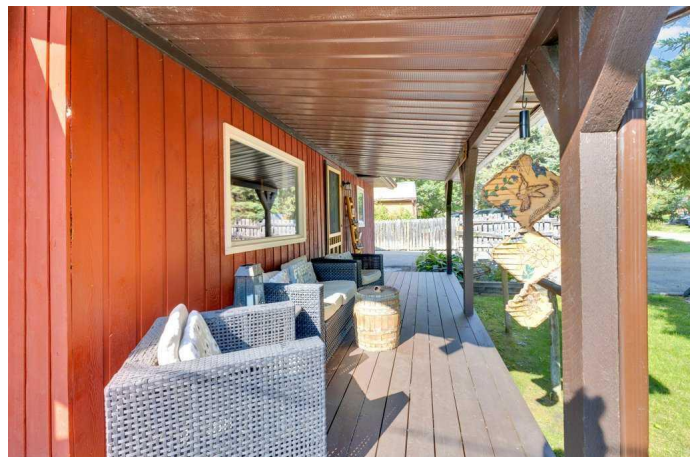
MLS® #A2254468

\$599,000

3 Bedroom, 2.00 Bathroom, 1,712 sqft
Residential on 0.19 Acres

Birch Bay, Rural Lacombe County, Alberta

PARADISE AT GULL LAKE! You are buying more than a house with this one, you're buying into a lifestyle. Now offering this unique and beautiful 3 bedroom, 2 bathroom lake home in Birch Bay. The sellers added an addition and renovated this home into a comfortable family home, perfect for daily living and entertaining. You'll be amazed at the ambience of this home when you step in the front door - natural slate floors with live-edge stairway and beautifully handcrafted woodwork within. There's a floor to ceiling stone hearth with upscale high efficiency BIS woodburning fireplace. The kitchen is a Rockies Inspired Country Kitchen with high end finishes and appliances. There is a cozy living room, two secondary bedrooms and two full bathrooms on the main level. The upper loft is a beautiful Owner's Suite with walk-in closet. Need additional space for living area or bedrooms? The loft above the garage is a spacious, heated area for those extra guests or extended family. The piece de resistance is the back yard entertainment space. Pull up a chair at the massive live edge wet bar with tv, commercial ice machine, Kegerator, and two bar fridges included! This area is covered and lit for those late night visits with guests! Relax at the fire pit and watch the stars. There are two sheds and additional storage in the shed under the garage loft. The two front driveways allow for visitor and RV Parking. You're within



close distance to the beach, boat launch, Gull Lake Golf Course, and amenities of the area.

Built in 1993

Essential Information

MLS® #	A2254468
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,712
Acres	0.19
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	93, 41513 Highway 771
Subdivision	Birch Bay
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	1
Parking	Driveway, Front Drive, Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bar, Beamed Ceilings, High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning, Glass Doors, Masonry
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Fire Pit, Private Yard, Storage, Outdoor Kitchen, Outdoor Shower
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	September 5th, 2025
Days on Market	3
Zoning	8

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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