

# \$449,900 - 388, 41513 Hwy 771, Rural Lacombe County

MLS® #A2243972

**\$449,900**

2 Bedroom, 1.00 Bathroom, 924 sqft

Residential on 0.21 Acres

Birch Bay, Rural Lacombe County, Alberta

Discover this hidden gem at the lake—an enchanting 2-bedroom cabin with a cozy bunkhouse, perfectly nestled in a park-like setting that feels like your own private oasis. The moment you step onto the property, you'll be embraced by the tranquility of lush gardens, blooming perennials, mature trees, and vibrant landscaping that exudes warmth and welcome. Inside, the cabin offers an inviting and thoughtfully designed floor plan, blending comfort and functionality with ease. The cozy living area is highlighted by a beautiful wood-burning stove that infuses the space with rustic charm and ambiance, making it the ideal retreat year-round. Pride of ownership is evident throughout, with meticulous upkeep that shines both inside and out. Enjoy morning coffee or evening sunsets on not one, but two spacious decks—each offering peaceful views of your serene surroundings. There's plenty of room for guests and family with the extra bunkhouse, and the detached garage provides additional storage or workspace. An outhouse adds a touch of nostalgic charm, while the large paved drive ensures loads of parking for visitors and toys alike. Access to the lake and beach area. Close to Gull lake Golf Course. Located in a vibrant, welcoming community. Whether you're seeking a weekend getaway or a peaceful place to unplug and reconnect with nature, this property has it all. A rare find—filled with character, comfort, and heart.



Built in 1972

## Essential Information

MLS® #	A2243972
Price	\$449,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	924
Acres	0.21
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	388, 41513 Hwy 771
Subdivision	Birch Bay
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

## Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	July 28th, 2025
Days on Market	49
Zoning	R-RLA

## Listing Details

Listing Office	RE/MAX real estate central alberta
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