

**36, 41513 Range Road 13**  
**Rural Lacombe County, Alberta**

**MLS # A2266254**



**\$599,900**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Birch Bay                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                           |               |                   |
| <b>Size:</b>     | 1,731 sq.ft.                                                        | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 4                                                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                              |               |                   |
| <b>Lot Size:</b> | 0.48 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Landscaped, Level, Private, Standard Shaped Lot, Waterfront, Wooded |               |                   |

**Heating:** Fireplace(s), Forced Air

**Floors:** Hardwood, Tile

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** -

**Zoning:** R-RLA

**Utilities:** -

**Inclusions:** Storage shed, Ride-On-Lawn Mower

**ABSOLUTELY STUNNING LAKE VIEWS!!!!** This home blends comfort, elegance, and utility in an incomparable setting. Enter to discover hardwood floors, granite countertops, laundry on the main floor with convenient sink, and unique upgrades. The design is perfect for entertaining and ease of use, with a sunny open-concept living and dining area separated by a lovely three-sided gas fireplace. The kitchen features a gas cook top, granite countertops, pantry, and an entrance to a spacious lake-facing deck with a gas BBQ hook-up—ideal for sitting back or entertaining guests while watching spectacular sunsets over the lake. The main level features two large bedrooms divided by a full four-piece bathroom for family or guest privacy. The stunning master suite upstairs offers a real retreat with vaulted ceilings, skylight, walk-in closet, and lavish ensuite with Jacuzzi tub and glass-block shower. The suite's private gas fireplace and panoramic view of the lake create a cozy and warm ambiance that makes the daily commute home feel like a vacation. The basement is almost complete with a 2 pc bathroom, a 4th bedroom (could easily be 5 or 6 BEDROOMS) and a large entertaining space. Exterior, the home is completely landscaped with mature trees and flower gardens, both enhancing the beauty and privacy. Have your morning coffee on the large deck or relax near the water's edge. The additional-large yard has ample space for outdoor living, and the 22'x24' heated double attached garage provides ample storage and workshop possibilities. Located only 600 meters from the marina, this home provides exceptional access to boating, fishing, sledding, and all that Gull Lake has to offer. Whether you're seeking a year-round residence or a seasonal retreat, this property delivers the best of Alberta lakefront living—where every day

comes with an incredible view and the tranquility of lakeside life.