

\$329,000 - 60, 41513 Highway 771, Rural Lacombe County

MLS® #A2264113

\$329,000

3 Bedroom, 2.00 Bathroom, 1,203 sqft
Single Family on 0.24 Acres

Birch Bay, Rural Lacombe County, Alberta

ESCAPE TO THE LAKE! Nestled in the quiet community of Birch Bay, Gull Lake, this is a beautifully renovated 3 bedroom, 2 bathroom home on a large lot! This home has been substantially renovated over the years, including: new siding on both house and workshop, roof replaced - 5 yrs, hot water tank-4 yrs, renovated entry way, beautifully renovated owner's suite and gorgeous ensuite bathroom. The home has two large decks overlooking the manicured yard. There's extensive flower bed and garden space for the green thumb in the family. You'll love the heated workshop and shed for wood work and storage. All appliances are included. This home is MOVE-IN READY and very affordable lake living. Birch Bay has its own Marina, Boat Launch, Children's Playground and Volleyball Court. The community has seasonal parties and neighbourhood gatherings. It's close to Bentley and Sylvan Lake for amenities! (id:6289)

Built in 1995

Essential Information

Listing #	A2264113
Price	\$329,000
Bedrooms	3
Bathrooms	2.00



Square Footage	1,203
Acres	0.24
Year Built	1995
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	60, 41513 Highway 771
Subdivision	Birch Bay
City	Rural Lacombe County
Province	Alberta
Postal Code	T0C0J0

Amenities

Amenities	Park, Water Nearby
Features	Treed, PVC window, Closet Organizers, No Smoking Home, Environmental reserve, Level
Parking Spaces	4
Parking	Other

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave
Heating	Natural gas Forced air
Cooling	Window air conditioner
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn
Foundation	Piled

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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