

\$429,000 - 296, 40422 Range Road 10, Rural Lacombe County

MLS® #A2219520

\$429,000

0 Bedroom, 0.00 Bathroom,
Land on 2.41 Acres

Brownlows Landing, Rural Lacombe County,
Alberta

Discover your ultimate lakefront lifestyle with this incredibly rare 2.4 acre parcel in coveted Brownlow's Landing community on Gull Lake. This double-sized lot is the largest lot in the subdivision and offers true riparian rights, meaning you own the land from the road to the water's edge- no crown land between you and the lake! Located on a quiet, dead-end road with only local traffic, along with a tranquil shoreline, this lot offers stunning, unobstructed views of scenic Gull Lake. This undiscovered Central Alberta holiday destination features sandy, southern beaches and abundant recreational opportunities conveniently located between Edmonton and Calgary and is a prime location for a year-round residence or vacation retreat. The property is conveniently equipped with an existing potable well, power on-site, and a conventional septic tank. Natural gas and fibre optics are accessible at the property line. There are two sheds, the larger has a new roof, power, built-in metal shelving, a work bench, tools and plenty of room for your quad, ride-on lawnmower or snowmobile. The oversized deck is perfect for BBQ's and the charming rock staircase from the 1920's leads to the lower portion of the property where the wild strawberries will lead you to your new beachfront property for some swimming and relaxation. Natural beauty



surrounds you with mature saskatoon and raspberry bushes, and panoramic lake vistas from your future front door. The perfect place to build a retirement home or cabin for family vacations, Gull Lake is a true four-season playground, with beaches, boating, fishing, cross country skiing, mini golf, charming local shops and restaurants and, of course, the famous Bentley farmers market provides even more to explore. Property is only 25 minutes from Red Deer with pavement the entire way. Don't miss your chance to build your dream home on one of Alberta's most scenic and serene lake communities.

Essential Information

MLS® #	A2219520
Price	\$429,000
Bathrooms	0.00
Acres	2.41
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	296, 40422 Range Road 10
Subdivision	Brownlows Landing
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Utilities	Electricity Available
Is Waterfront	Yes
Waterfront	Lake, Lake Front, Lake Privileges

Exterior

Exterior Features	Storage, RV Hookup
-------------------	--------------------

Lot Description Fruit Trees/Shrub(s), Views, Waterfront, Lake, Orchard(s)

Additional Information

Date Listed May 16th, 2025

Days on Market 9

Zoning 8

Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.