

\$345,000 - 109, 41513 Highway 771, Rural Lacombe County

MLS® #A2243049

\$345,000

3 Bedroom, 1.00 Bathroom, 1,176 sqft
Residential on 0.23 Acres

Birch Bay, Rural Lacombe County, Alberta

Welcome to your charming four-season cabin home in Birch Bay! This home is ideally situated close to the lake, walking paths, and the Gull Lake Golf Course. The upper level features two bedrooms, each with built-in drawers for convenience. The main floor boasts an open-concept living and dining area with a cozy wood-burning fireplace. You'll also find an additional room on this level that can be used as a bedroom or office, along with a four-piece washroom. The basement offers another bedroom, a family room with a fireplace, and a workshop. Outside, you can relax on the lovely deck, shaded by mature trees. This home is turn key and ready to enjoy with furniture included!

Built in 1966

Essential Information

MLS® #	A2243049
Price	\$345,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,176
Acres	0.23
Year Built	1966
Type	Residential
Sub-Type	Detached



Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	109, 41513 Highway 771
Subdivision	Birch Bay
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	No Smoking Home
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Treed, Paved
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	10
Zoning	8

Listing Details

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.