

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

MLS® #A2264113

\$329,000

3 Bedroom, 2.00 Bathroom, 1,203 sqft
Residential on 0.24 Acres

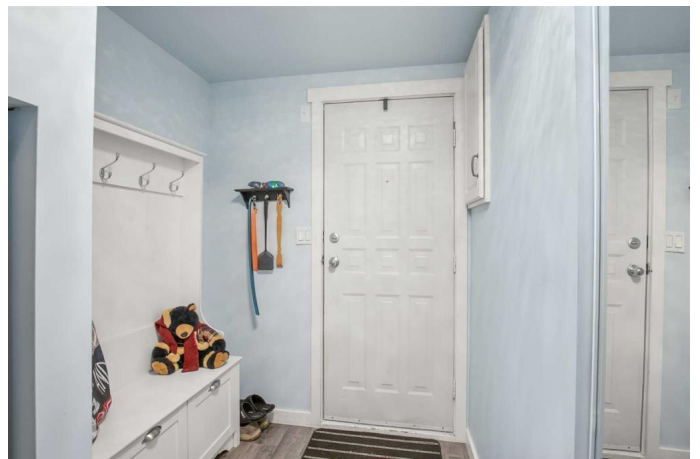
Birch Bay, Rural Lacombe County, Alberta

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!

Built in 1995

Essential Information

MLS® #	A2264113
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,203
Acres	0.24
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	60, 41513 Highway 771
Subdivision	Birch Bay
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Tile Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Basement	None

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Garden, Greenbelt, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Treed, Wooded
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	October 13th, 2025
Days on Market	25

Listing Details

Listing Office

Royal LePage Lifestyles Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.