

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

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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 | 38              |
| Zoning         | 8               |

### Listing Details

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

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