

**25, 41124 Range Road 282**  
**Rural Lacombe County, Alberta**

**MLS # A2276459**



**\$549,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | New Saratoga Beach     |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,522 sq.ft.           | <b>Age:</b>   | 1995 (31 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.48 Acre              |               |                   |
| <b>Lot Feat:</b> | Lake, Landscaped       |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                    | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate, Linoleum | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                       | <b>LLD:</b>       | 10-41-28-W4               |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                   | <b>Zoning:</b>    | 8                         |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Bar, No Smoking Home, Walk-In Closet(s)    |                   |                           |

**Inclusions:** Roda & Draperies

Gardener's Dream by Gull Lake! LAKE LIVING at its finest on almost a  $\frac{1}{2}$ -acre lot, just a short walk to a secluded sandy beach in New Saratoga at Gull Lake. Ideally located 15 minutes to Lacombe or Bentley and 30 minutes to Red Deer, this charming year-round home is tucked away in a private, tree-lined, park-like setting—perfect for nature lovers and outdoor enthusiasts. Step inside to an inviting, open main floor featuring hardwood flooring and a cozy gas fireplace that anchors the living room—your perfect spot for unwinding on chilly evenings. Stay comfortable in every season with air conditioning in the summer months. The open-concept layout flows seamlessly into the well-appointed kitchen and spacious dining area, with direct access to the back deck and gas hookup for your BBQ, ideal for indoor-outdoor entertaining. The main level offers two generous bedrooms, including a primary suite with a heated-floor ensuite, plus a large second bedroom that can easily serve as an office or studio. A central full bathroom with skylight adds natural light to the space. A standout feature is the four-season addition, complete with skylights, filling the room with natural light—a versatile space perfect for hosting, family hangouts, or a peaceful sunny space to enjoy year-round. Downstairs, the partially finished basement offers tremendous potential: a finished den for office or craft use (no egress window), space to add an additional bedroom, c/w a 3rd bathroom with in-floor heat, laundry, and plenty of storage. Finish the remaining space to suit your needs and build value as you go. Outside, this property truly shines. Enjoy the convenience of an attached heated double garage, plus RV parking for guests, toys, or all your lake-lifestyle equipment. The yard is lush, landscaped, and incredibly private—a park-like oasis

surrounded by mature trees. Gather around the firepit after a day at the beach, or tend to your plants in the greenhouse—truly a gardener's paradise. Roof was replaced approximately 5 years ago (addition is older). Enjoy year-round recreation: swimming, kayaking, and boating in summer; skating and ice fishing in winter. The nearby beach has a designated OHV trail, making it easy to reach the lake by golf cart or side-by-side. Minutes to Anderson Park with a playground, volleyball and basketball courts, gazebo, and washrooms. This is more than a home—it's a lifestyle. A friendly lake community, peaceful natural surroundings, and a home designed for comfort, creativity, and connection. Start making memories with family and friends at Gull Lake! Visit today and imagine your year-round home with warmer summer days to look forward to!