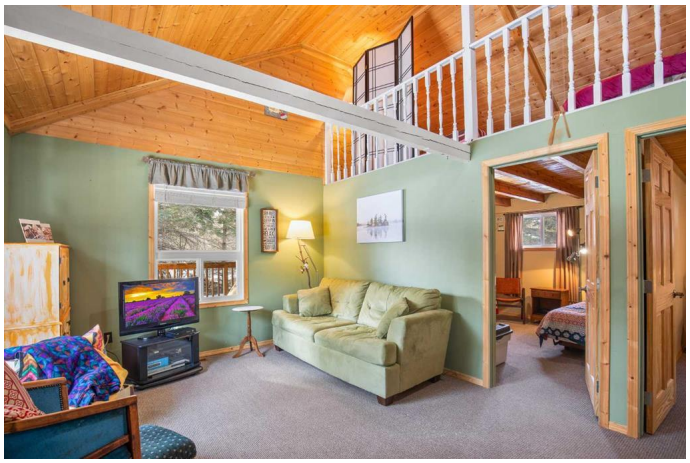
$369,900 - 32 Birch Crescent, Rural Lacombe County

MLS® #A2204812

$369,900
2 Bedroom, 1.00 Bathroom, 1,065 sqft
Residential on 0.22 Acres

Birch Bay, Rural Lacombe County, Alberta



Hereâ€™s your opportunity to own a well maintained and cared for turn-key cabin in the peaceful lakeside community of Birch Bay at Gull Lakeâ€”just in time to enjoy the spring and summer season. Situated on a spacious 9,700+ sq. ft. lot, this property offers a welcoming main cabin with a covered front deck that wraps around the side, plus a screened-in back deck complete with a wood-burning stoveâ€”perfect for cozy evenings. At the rear of the lot, youâ€™ll find an oversized detached single garage with a finished loft above, ideal for hosting extra guests. Additional outdoor features include a fire pit area and a custom-built playhouse, creating plenty of space for friends, family, and pets to spread out and enjoy. Step through the front door of the main cabin and youâ€™re greeted by a bright and open-concept kitchen, dining, and living area with a soaring vaulted wood finished ceiling. A gas fireplace with a stone surround adds a warm, inviting touch after a day spent at the lake. The main level also features two good sized bedrooms and a 3-piece bathroom. Upstairs, a bonus loftâ€”excluded from the listed square footageâ€”offers a flexible space for reading, relaxing, or sleeping. The additional loft space above the garage also isnâ€™t included in the listed square footage but provides another great option for accommodating guests. Birch Bay is a highly sought-after community at Gull Lake, offering access to a boat club with available slips (you can buy into the club when

you own property in Birch Bay), a park, playground, and a boat launch. Some updates to the property include the metal roof (2009), vinyl windows (2009), furnace (2001), on-demand hot water system (2009), fiberglass septic tank (2001), pressure tank (2006), and a complete structural/flooring update of the back screened-in porch with new vinyl screening also added in 2024, some structural foundation beam work is being professionally completed under the cabin and will include an engineerâ€™s certificate and a transferable lifetime warranty for the future buyer (expected completion mid-May 2025). 32 Birch Crescent offers a perfect blend of rustic charm, modern updates, and community amenities.

Built in 1978

Essential Information

MLS® #	A2204812
Price	$369,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,065
Acres	0.22
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	32 Birch Crescent
Subdivision	Birch Bay
City	Rural Lacombe County
County	Lacombe County
Province	Alberta

Postal Code	T0C 0J0

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Landscaped, Treed, Private
Roof	Metal
Construction	Wood Siding
Foundation	See Remarks

Additional Information

Date Listed	March 21st, 2025
Days on Market	42
Zoning	8

Listing Details

Listing Office	Century 21 Maximum

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