

# \$399,000 - 220, 40422 Range Road 10, Gull Lake

MLS® #A2233583

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.04 Acres

NONE, Gull Lake, Alberta

Located on a quiet, dead-end road with only local traffic and a tranquil shoreline, this lot offers stunning, unobstructed views of scenic Gull Lake.

The lot offers natural surroundings with mature trees and plenty of space to create your ideal retreat. A rustic cabin adds charm and can be enjoyed as-is or used while you plan your dream build. Natural gas and electrical services are already in place – ready for your vision.

Imagine summers spent soaking up the sun, relaxing with a good book, or heading out for a day of boating, swimming, and sandy beach fun. Bring the RV, launch the boat, gather around the campfire, and create lasting memories.

Brownlow's Landing is a hidden gem in Central Alberta, ideally located between Edmonton and Calgary and just 25 minutes from Red Deer – with pavement right to your doorstep. Enjoy year-round activities including boating, fishing, cross-country skiing, and exploring local shops, restaurants, and the famous Bentley Farmers' Market.

With riparian rights and ownership extending to the lake, this is your chance to build your dream home in one of Alberta's most scenic and serene lake communities.



## Essential Information

MLS® #	A2233583
Price	\$399,000
Bathrooms	0.00
Acres	2.04
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	220, 40422 Range Road 10
Subdivision	NONE
City	Gull Lake
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### Amenities

Utilities	Natural Gas Available
Is Waterfront	Yes

### Exterior

Lot Description	Waterfront
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### Additional Information

Date Listed	June 22nd, 2025
Days on Market	16
Zoning	8

### Listing Details

Listing Office	RE/MAX real estate central alberta
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