

# \$1,999,000 - 282 Range Road, Gull Lake

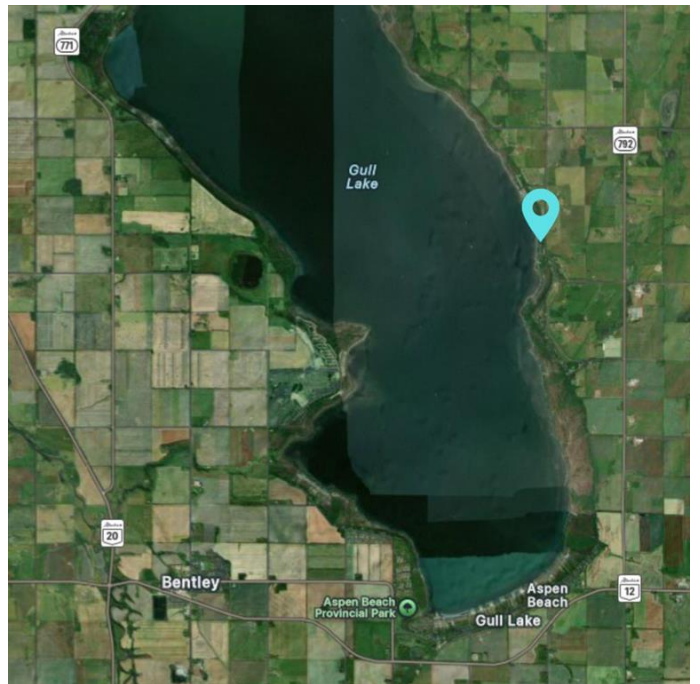
MLS® #A2241780

**\$1,999,000**

0 Bedroom, 0.00 Bathroom,  
Land on 45.57 Acres

NONE, Gull Lake, Alberta

Discover a rare opportunity to own 45.57 acres of prime lakefront property on beautiful Gull Lake, offering over half a mile of shoreline with level access. This stunning parcel is ideal for a private estate or future development, boasting deep water access, three natural sand beaches, and breathtaking views. Recognized as one of the top ice fishing locations on the lake, this land combines recreation and tranquility. The property is equipped with two wells, and both natural gas and power are available at the lot line. A newly paved access road enhances convenience and accessibility year-round. With no known restrictions and flexible agricultural zoning, your possibilities are wide open—whether you're envisioning a family retreat, private campground, or future lakeside subdivision. Situated immediately north of Wilson Beach and just minutes from local amenities, this is one of the most desirable undeveloped lakefront opportunities in Central Alberta. Located only 18 minutes from Bentley and 21 minutes from Lacombe, this location offers the perfect blend of privacy and access to nearby communities. Gull Lake's water levels are now rising thanks to an active replenishment initiative, enhancing shoreline quality and long-term recreational appeal. Don't miss your chance to secure a legacy property with unmatched potential.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2241780         |
| Price     | \$1,999,000      |
| Bathrooms | 0.00             |
| Acres     | 45.57            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 282 Range Road |
| Subdivision | NONE           |
| City        | Gull Lake      |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T4L 2N3        |

### Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | Beach, Lake |
|-----------------|-------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 3               |
| Zoning         | Ag              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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