

# \$346,900 - 356 Pine Crescent, Rural Lacombe County

MLS® #A2222286

**\$346,900**

4 Bedroom, 1.00 Bathroom, 1,251 sqft

Residential on 0.19 Acres

Birch Bay, Rural Lacombe County, Alberta

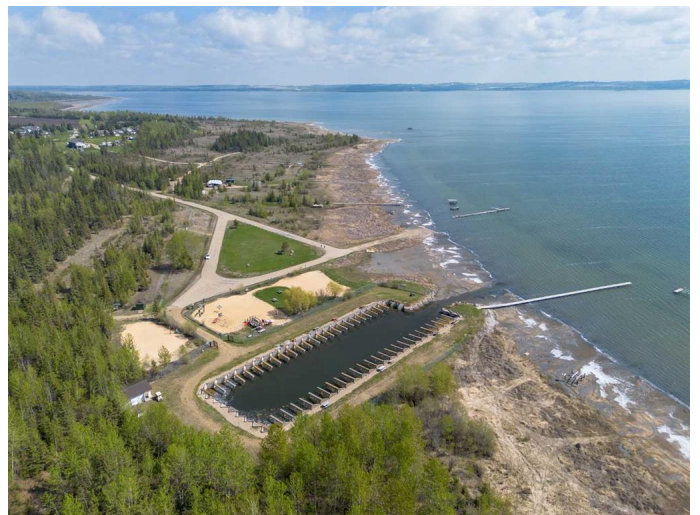
Tucked among the evergreens in sought-after Birch Bay at Gull Lake, this well cared for cabin is move in ready. The 3-season cottage offers space, tranquility, and privacy along with a strong sense of community. The main cabin features 4 generously sized bedrooms, including a primary with walk-in closet, plus an additional guest room in the bunkhouse. A 2007 remodel/addition brought modern updates to the large kitchen, open dining area, and cozy living room with a gas fireplace. Enjoy a full 4-piece bathroom, washer/dryer, and included water softener and purification systems. Step outside to a covered back deck perfect for shade or shelter, landscaped yard with fire pit, and plenty of storage with two sheds and a bunkhouse and an outhouse. Recent upgrades include new shingles on both buildings and fresh exterior paint. Located minutes from the marina, boat launch, beach, and playground & park. Access to a boat club for owners, Gull Lake Golf course, with a clubhouse and a restaurant and store is just a few minutes drive down the road, with full amenities in Bentley and Rimbey. Whether you're looking for a peaceful retreat or a place to connect with neighbors, this property delivers.

Built in 2007

## Essential Information

MLS® #

A2222286



Price	\$346,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,251
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	356 Pine Crescent
Subdivision	Birch Bay
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4S 0J0

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener
Heating	Baseboard, Fireplace(s), See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Environmental Reserve, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Piling(s)

**Additional Information**

Date Listed                      May 17th, 2025  
Days on Market                3  
Zoning                              LR

**Listing Details**

Listing Office                    KIC Realty

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