

\$465,000 - 224, 28126 Township Road 411 Road, Rural Lacombe County

MLS® #A2195401

\$465,000

4 Bedroom, 1.00 Bathroom, 1,694 sqft
Residential on 0.30 Acres

McLauren Beach, Rural Lacombe County,
Alberta

A LIFE AT THE LAKE offers so many layers of enjoyment. Peace, privacy, nature, and magical memories. This ranch style home represents that lifestyle of lake leisure. The shared community dock is available to accommodate your boat. Or the potential of your own private dock may be better suited for you. The expansive floor plan is functional and flows beautifully. The front entrance is generous and gives way to a large flex space. Currently being used as a family room, this could make a fantastic home office or formal dining room. The 2-piece powder room offers easy access from outside. Adjacent is the kitchen, circled in warm oak cabinetry and featuring a peninsula island. Perfect for additional prep space and seating. The large living room could easily accommodate a dining space as well and is great for family gatherings. The ceiling is accented with bold beams for added interest and charm. You will enjoy cuddling up with the comfort and warmth of the wood burning fireplace. Step thru the garden doors and embrace the spectacular views of Gull Lake. This insulated sun room offers a large lounging space for every season. Surrounded with oversized picture windows, and a serene setting from every angle. Sip a glass of wine while taking in the spectacular sunsets. The primary bedroom is also easily accessible from this space and



offers a relaxing retreat. Three additional bedrooms and a 4-piece bathroom provide a place for the whole family. Step down in to the beautiful backyard and take in the extensive landscaping. The tranquil setting is accented with a tiered design, featuring a water fall and bold retaining walls. A single car garage and RV parking are added perks! Take the short stroll down to the water's edge or enjoy quick access and ride your quad. Recent upgrades include a Reverse Osmosis system, recently updated bathroom, and newer appliances. As a full time residence, it's just a ten minute drive from the conveniences of both Bentley and Lacombe or as a part-time lake retreat, just 1 hour from Edmonton and 1.5 hours from Calgary. Don't hesitate, come have a look at this Lake Home, it has so much to offer!

Built in 1979

Essential Information

MLS® #	A2195401
Price	\$465,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,694
Acres	0.30
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	224, 28126 Township Road 411 Road
Subdivision	McLauren Beach
City	Rural Lacombe County
County	Lacombe County

Province Alberta
Postal Code T4L 2N3

Amenities

Parking Single Garage Detached
of Garages 1
Waterfront See Remarks, Lake, Beach Access, Lake Privileges

Interior

Interior Features Beamed Ceilings
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating Forced Air, Wood Stove
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning, Wood Burning Stove
Basement None

Exterior

Exterior Features Private Yard, Boat Slip, Dock, Fire Pit
Lot Description Back Lane, Back Yard, Landscaped, Many Trees, No Neighbours Behind, Private, See Remarks, Beach, Conservation, Environmental Reserve, Lake
Roof Asphalt Shingle
Construction Mixed
Foundation Piling(s)

Additional Information

Date Listed February 18th, 2025
Days on Market 62
Zoning RLA

Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.