

\$599,900 - 268, 40422 Range Road 10, Rural Lacombe County

MLS® #A2198142

\$599,900

3 Bedroom, 2.00 Bathroom, 931 sqft
Residential on 0.88 Acres

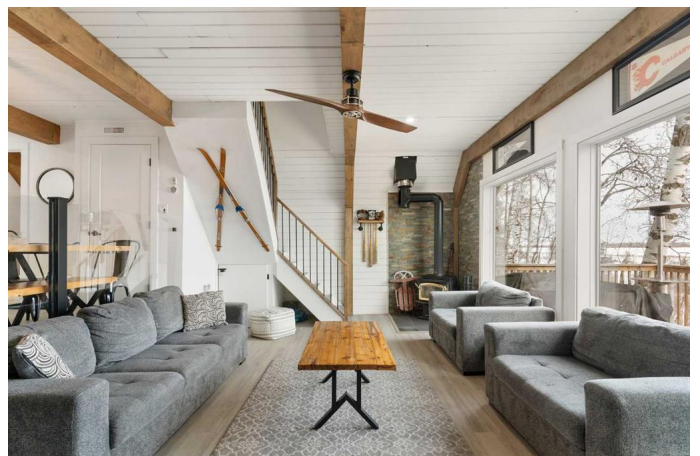
Brownlows Landing, Rural Lacombe County,
Alberta

The Gull™'s Nest â€“ A Premier Waterfront
Retreat & Income Property

If youâ€™ve been searching for the perfect
four-season recreational getaway or
income-generating lakeside retreat, The
Gull™'s Nest at Gull Lake is ready to
welcome you. This fully renovated A-frame
cabin sits on just over an acre of prime
waterfront property, offering a turn-key
opportunity for buyers seeking an established
short-term rental or a private escape. With
over 50 rental bookings last year and a 4.8
Airbnb Superhost rating, this property is not
only a cozy personal retreat but also a proven
income generator.

Designed for year-round enjoyment, The
Gull™'s Nest features spray foam insulation,
a high-efficiency furnace, on-demand hot
water, and in-home laundry, ensuring comfort
in all seasons. Inside, you'll find 3 bedrooms,
1.5 bathrooms, a warm wood-burning
fireplace, and thoughtful design upgrades such
as a new staircase, glass railings, built-ins,
and stylish lighting. Sound barrier insulation
between the upstairs bedrooms ensures
privacy, making it a comfortable space for
families and guests alike.

Step outside and take in the expansive lake
views from every level of the home. The large
deck with a BBQ pergola is perfect for
entertaining, while the custom-built ice fishing



shack, 230â€™ dock with a 16â€™x16â€™ swimming platform, and a cozy firepit area make it easy to embrace every season.

Additional features include a garage, two storage sheds, an outdoor pool table, and ambient string lighting, creating the perfect cottage experience.

Located on a quiet dead-end road, this property offers privacy and a fantastic local community. And with the option to purchase fully furnished, you can start enjoying itâ€™or earning from itâ€™right away.

Gull Lake is a true four-season playground, with beaches, boating, fishing, cross-country skiing, mini golf, and charming local shops and restaurants just minutes away. The Wooden Shoe and Monkey Top Saloon offer fantastic dining, while nearby breweries and the Bentley Farmers Market provide even more to explore. Whether youâ€™re looking for a personal getaway, a lucrative investment, or both, The Gullâ€™s Nest is an opportunity you donâ€™t want to miss. Book your showing today!

Built in 1972

Essential Information

MLS® #	A2198142
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	931
Acres	0.88
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	268, 40422 Range Road 10
Subdivision	Brownlows Landing
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Gravel Driveway, RV Access/Parking, Additional Parking, Off Street, Other
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Open Floorplan, See Remarks, Storage, Built-in Features
Appliances	Bar Fridge, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Balcony, Fire Pit, Lighting, Other, Storage, Dock, Outdoor Grill
Lot Description	Back Yard, Lake, Many Trees, No Neighbours Behind, See Remarks, Sloped, Beach, Other, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Piling(s)

Additional Information

Date Listed	February 28th, 2025
Days on Market	36
Zoning	8

Listing Details

Listing Office	Royal LePage Benchmark
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