

# \$859,900 - 4 Birch Meadows, Gull Lake

MLS® #A2197062

**\$859,900**

4 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.50 Acres

NONE, Gull Lake, Alberta

Stunning lake view bungalow with an oversized triple car attached garage, located at beautiful Birch Bay Estates in Gull Lake. This beautiful open concept bungalow with vaulted ceilings and tons of closet space won't disappoint, featuring rich engineered hardwood floors on the main with tile, includes a gas fireplace in the family room, large dinning area, beautiful maple cabinets with under cabinet lighting, walk in pantry and a huge island that offers added prep space, stainless steel appliances, main floor laundry with sink, large master bedroom with walk-in closet and a beautiful en-suite, and a large second bedroom currently being used as an office. Head on downstairs to a huge open concept rec room with a wet bar and wine fridge. The basement also offers two additional oversized bedrooms with walk-in closets and bathroom. Tons of storage with infloor heating are also included in the basement along with air condition installed July 2024 to keep the home cool on those warm summer days. Head outside to an incredible covered screened in deck and beautiful private hot tub area. The home also offers triple pane window for added efficiency. Outside the property also offers a large oversized paved driveway with room to park an RV and all your toys. There is also a detached 24' x 24' fully finished garage with heat and a 12' x 12' storage shed. The property is beautifully landscaped in a park like setting. This is an absolutely incredible property with a short walk to the marina and



playground and a short drive to the golf course.

Built in 2013

### **Essential Information**

MLS® #	A2197062
Price	\$859,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,444
Acres	0.50
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4 Birch Meadows
Subdivision	NONE
City	Gull Lake
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### **Amenities**

Parking Spaces	10
Parking	Double Garage Detached, Driveway, Oversized, Triple Garage Attached, Asphalt
# of Garages	3

### **Interior**

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Exhaust Fan
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Permeable Paving
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, No Neighbours Behind, Views, Greenbelt
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 1st, 2025
Days on Market	49
Zoning	RL

## Listing Details

Listing Office	CIR Realty
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