

\$619,000 - 36, 41513 Range Road 13, Rural Lacombe County

MLS® #A2266254

\$619,000

4 Bedroom, 3.00 Bathroom, 1,731 sqft
Residential on 0.48 Acres

Birch Bay, Rural Lacombe County, Alberta

ABSOLUTELY STUNNING LAKE VIEWS!!!!

This home blends comfort, elegance, and utility in an incomparable setting. Enter to discover hardwood floors, granite countertops, laundry on the main floor with convenient sink, and unique upgrades. The design is perfect for entertaining and ease of use, with a sunny open-concept living and dining area separated by a lovely three-sided gas fireplace. The kitchen features a gas cook top, granite countertops, pantry, and an entrance to a spacious lake-facing deck with a gas BBQ hook-up—ideal for sitting back or entertaining guests while watching spectacular sunsets over the lake.

The main level features two large bedrooms divided by a full four-piece bathroom for family or guest privacy. The stunning master suite upstairs offers a real retreat with vaulted ceilings, skylight, walk-in closet, and lavish ensuite with Jacuzzi tub and glass-block shower. The suite's private gas fireplace and panoramic view of the lake create a cozy and warm ambiance that makes the daily commute home feel like a vacation.

The basement is almost complete with a 2 pc bathroom, a 4th bedroom (could easily be 5 or 6 BEDROOMS) and a large entertaining space.



Exterior, the home is completely landscaped with mature trees and flower gardens, both enhancing the beauty and privacy. Have your morning coffee on the large deck or relax near the water's edge. The additional-large yard has ample space for outdoor living, and the 22'—24' heated double attached garage provides ample storage and workshop possibilities.

Located only 600 meters from the marina, this home provides exceptional access to boating, fishing, sledding, and all that Gull Lake has to offer. Whether you're seeking a year-round residence or a seasonal retreat, this property delivers the best of Alberta lakefront living—where every day comes with an incredible view and the tranquility of lakeside life.

Built in 1993

Essential Information

MLS® #	A2266254
Price	\$619,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,731
Acres	0.48
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	36, 41513 Range Road 13
Subdivision	Birch Bay
City	Rural Lacombe County

County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Natural Woodwork, Soaking Tub
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Starter
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Landscaped, Level, Private, Standard Shaped Lot, Waterfront, Wooded
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	26
Zoning	R-RLA

Listing Details

Listing Office	KIC Realty
----------------	------------

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.