

# \$369,900 - 32 Birch Crescent, Rural Lacombe County

MLS® #A2204812

**\$369,900**

2 Bedroom, 1.00 Bathroom, 1,065 sqft

Residential on 0.22 Acres

Birch Bay, Rural Lacombe County, Alberta

Here's your opportunity to own a well maintained and cared for turn-key cabin in the peaceful lakeside community of Birch Bay at Gull Lake—just in time to enjoy the spring and summer season. Situated on a spacious 9,700+ sq. ft. lot, this property offers a welcoming main cabin with a covered front deck that wraps around the side, plus a screened-in back deck complete with a wood-burning stove—perfect for cozy evenings. At the rear of the lot, you'll find an oversized detached single garage with a finished loft above, ideal for hosting extra guests. Additional outdoor features include a fire pit area and a custom-built playhouse, creating plenty of space for friends, family, and pets to spread out and enjoy. Step through the front door of the main cabin and you're greeted by a bright and open-concept kitchen, dining, and living area with a soaring vaulted wood finished ceiling. A gas fireplace with a stone surround adds a warm, inviting touch after a day spent at the lake. The main level also features two good sized bedrooms and a 3-piece bathroom. Upstairs, a bonus loft—excluded from the listed square footage—offers a flexible space for reading, relaxing, or sleeping. The additional loft space above the garage also isn't included in the listed square footage but provides another great option for accommodating guests. Birch Bay is a highly sought-after community at Gull Lake, offering access to a boat club with available slips (you can buy into the club when



you own property in Birch Bay), a park, playground, and a boat launch. Some updates to the property include the metal roof (2009), vinyl windows (2009), furnace (2001), on-demand hot water system (2009), fiberglass septic tank (2001), pressure tank (2006), and a complete structural/flooring update of the back screened-in porch with new vinyl screening also added in 2024, some structural foundation beam work is being professionally completed under the cabin and will include an engineer’s certificate and a transferable lifetime warranty for the future buyer (expected completion mid-May 2025). 32 Birch Crescent offers a perfect blend of rustic charm, modern updates, and community amenities.

Built in 1978

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204812          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,065             |
| Acres          | 0.22              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 32 Birch Crescent    |
| Subdivision | Birch Bay            |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |

Postal Code T0C 0J0

### **Amenities**

Parking Spaces 3  
Parking Single Garage Detached  
# of Garages 1

### **Interior**

Interior Features Open Floorplan, Vaulted Ceiling(s), Vinyl Windows  
Appliances See Remarks  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood Burning  
Basement None

### **Exterior**

Exterior Features Balcony, Fire Pit, Private Yard  
Lot Description Landscaped, Treed, Private  
Roof Metal  
Construction Wood Siding  
Foundation See Remarks

### **Additional Information**

Date Listed March 21st, 2025  
Days on Market 42  
Zoning 8

### **Listing Details**

Listing Office Century 21 Maximum

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