

# \$357,900 - 32 Birch Crescent, Rural Lacombe County

MLS® #A2225324

**\$357,900**

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 a metal roof (2009), vinyl windows (2009), furnace (2001), on-demand hot water system (2009), fiberglass septic tank (2001), and pressure tank (2006). In 2024, the back screened-in porch received a full structural and flooring upgrade along with new vinyl screening. Additionally, significant foundation work was professionally completed by Groundworks Canada on May 6, 2025, including the installation of six SettleStop IntelliJacks and two new steel beamsâ€”this work is covered by a warranty. 32 Birch Crescent offers a perfect blend of rustic charm, modern updates, and community amenities.

Built in 1978

**Essential Information**

MLS® #	A2225324
Price	\$357,900
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 Refrigerator, Window Coverings, Range  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood Burning  
Basement None

### Exterior

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

### Additional Information

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

### Listing Details

Listing Office Century 21 Maximum

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