

# \$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

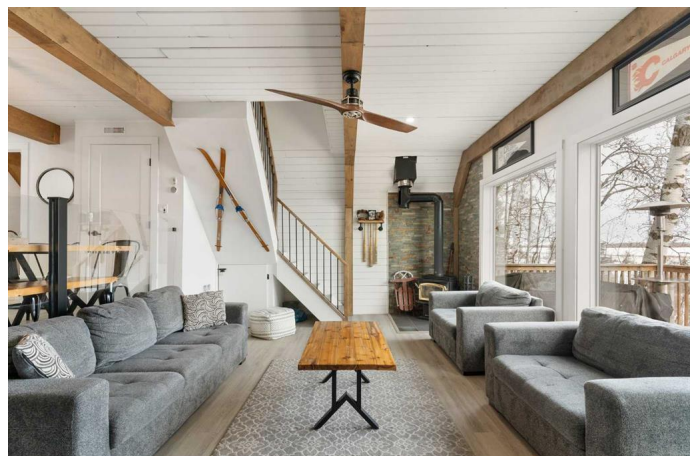
Brownlows Landing, Rural Lacombe County,  
Alberta

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 37  
Zoning 8

### **Listing Details**

Listing Office Royal LePage Benchmark

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