



**GRASSROOTS**  
REALTY GROUP

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**#130, 41019 Range Road 11  
Rural Lacombe County, Alberta**

**MLS # A2215283**

**\$425,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Flag Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	1-41-1-W5
<b>Exterior:</b>	Aluminum Siding , Manufactured Floor Joist, Metal Frame, Vinyl Siding, Wood Paneling	<b>Zoning:</b>	32
<b>Foundation:</b>	Piling(s), Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		
<b>Inclusions:</b>	Shed		

Should you be looking for a fantastic place to relax and enjoy living, then here it is! This is one of the finest places in the Sandy Point subdivision. This house has an with open concept Kitchen, Living room, Designer Kitchen with modern color and the newest in Air fryer stove and oven! Main floor laundry, storage, 4pc bath and four piece Master ensuite complete the main structure. There is a 12x 12 addition which will bring the 1100 sq. ft together. With all the summer and winter fun thing to do like, boating, swimming, golf, snow shoeing and walks there will not be any time to say I have nothing to DO! Should you need groceries, commerce, the Town of Bentley and Lacombe is just a short travel away! Great community, people bring life long memories, this is the place for you!