



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**#91, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2218599



\$185,000

Division: Sandy Point

Lot Size: 0.11 Acre

Lot Feat: Corner Lot

By Town: Bentley

LLD: 1-41-1-W5

Zoning: R-RVR

Water: Co-operative

Sewer: -

Utilities: -

Turnkey Corner Lot with Fifth Wheel, Huge Deck & Solarium at Sandy Point RV Resort! Live the lake life in comfort and style with this beautifully landscaped corner lot in the prestigious Sandy Point RV Resort on Gull Lake! This fully serviced, potential year-round living property includes a high-end fifth wheel, stunning outdoor living features, and everything you need for immediate enjoyment. Prime corner lot with extra space and privacy. Beautiful landscaping with stone accents and mature greenery. Includes a 2017 Keystone Sprinter 357 LFT model fifth wheel RV, well maintained and move-in ready. This roomy fifth wheel includes 2 bedrooms, 4 slides, a loft for the kids and air conditioning. Massive 40' x 20' deck perfect for entertaining or relaxing and 150 sq ft solarium—ideal for all-season enjoyment or extra storage. Handy storage shed for all your lake gear and tools. Full 50-amp hookups with water and sewer. Steps from Gull Lake's beach, marina, boat launch, and nature trails. Located in a secure, gated, year-round resort community. Future amenities include an indoor rec center and 12-hole golf course. This property offers a rare combination of comfort, functionality, and lifestyle in one of Alberta's most sought-after resort communities. Resort includes: Community gazebo with fire pit, changing rooms, showers and bathrooms, driving range, playground. Marina is available for rent at additional cost plus (depends where) for a season May to September. All of this is just a 35 minute drive from Red Deer, 20 minutes to Lacombe and 5 minutes to Bentley. Don't miss this turnkey escape—schedule your showing today! LOT CAN BE SOLD SEPARATELY! PLEASE INQUIRE!