



**GRASSROOTS**  
REALTY GROUP

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

94, 41019 Range Road 11  
Rural Lacombe County, Alberta

MLS # A2239218



**\$114,000**

**Division:** Sandy Point

**Lot Size:** 0.09 Acre

**Lot Feat:** -

**By Town:** Bentley

**LLD:** 1-41-1-W5

**Zoning:** 32

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

Welcome to the secure gated community at Sandy Point, offering an ideal blend of comfort and convenience for both seasonal and year-round living. Your perfect retreat at beautiful Gull Lake! This is one of the nicest lots available, fully landscaped and private with a beautiful firepit area, secluded dining area, a 10x15 spray foamed insulated shed with power and metal roof, and a large deck to accommodate your RV. This one is all set up and ready! Sandy Point is perfect for swimming, fishing, and all your water adventures with direct access to a marina and boat launch. There is also a playground, community gazebo with fire pit, shower & laundry facilities, and a public beach. For golf lovers, an exciting new 12-hole golf course is available and registered golf cart users can operate carts legally on public roads, adding even more convenience to your lifestyle. Don't miss your chance to own a slice of paradise at Gull Lake—whether you're seeking a seasonal getaway or a year-round home, this property has it all!