



GRASSROOTS
REALTY GROUP

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**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!