



**GRASSROOTS**  
REALTY GROUP

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**66, 41019 Range Road 11  
Rural Lacombe County, Alberta**

**MLS # A2260991**



**\$124,900**

**Division:** Sandy Point

**Lot Size:** 0.09 Acre

**Lot Feat:** -

**By Town:** Bentley

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

**Zoning:** 32

**Water:** Well

**Sewer:** -

**Utilities:** -

LOT #66 AT SANDY POINT RESORT ~ FULLY FENCED AND LANDSCAPED LOT ~ MARINA, HUGE SANDY BEACH, GOLF, PARKS, WALKING TRAILS, DINING & CONVENIENCE STORE ~ Welcome to Sandy Point Resort, an 800-acre gated community nestled on the sandy shores of Gull Lake, loaded with awesome amenities ~ This fully fenced lot has plenty of space for a park model or RV, includes the decking with a gazebo, large storage shed and a fire pit area ~ Fully landscaped with hardscaping, well established shrubs, perennials and mature trees for added privacy and shade ~ Centrally located lot with easy access to resort amenities including a marina with a restaurant/bar, general store, sandy beach plus excellent fishing and boating, 12-hole golf course, picnic area, walking trails, playgrounds ~ Future community centre with a pool ~ Full postal services right within the resort ~ Public campground for guests ~ Bentley is a short 5 minute drive away and is easily accessible via paved roads, with easy access to Gull Lake and Rimbey ~ Whether you're looking for a year round weekend getaway or a permanent residence, this lot offers the best of both worlds: the natural beauty of Gull Lake, tons of amenities, and a vibrant community!