



**GRASSROOTS**  
REALTY GROUP

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**1, 41019 Range Road 11  
Rural Lacombe County, Alberta**

**MLS # A2261754**



**\$119,900**

**Division:** Sandy Point

**Lot Size:** 0.10 Acre

**Lot Feat:** Lake

**By Town:** Bentley

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

**Zoning:** 32

**Water:** Public

**Sewer:** -

**Utilities:** -

Are you ready to own your spectacular lake lot in phase 1 at Sandy Point located on the west side of Gull Lake! This gorgeous lot has lots of mature trees providing shade and privacy. Imagine sitting by the firepit on those warm sunny evenings and enjoying company who can park right next door in the guest parking! A 10 x 15 shed with hardy board siding plus a washer & dryer, built in shelving and ample storage come with the property. This lot supports a wide range of housing options including a park model, motorhome, manufactured home, fifth wheel or trailer. The lot measures 45' wide by 95' deep with enough room for 2 vehicles, plus a boat and golf cart. Sandy Point is a gorgeous gated community with amenities that include GOLF COURSE, playgrounds, laundry facilities, showers, bathrooms, laundry facilities and of course the BEACH! This lot also features some raised garden beds for your herbs and/or flowers. Other amenities that are close are a seasonal restaurant with a rooftop patio, convenience store, marina with propane and gas facilities, driving range, gated storage compound, and community garden area. MAKE THIS LOT YOURS TODAY!