



GRASSROOTS
REALTY GROUP

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40, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2273448



\$349,700

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	611 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	1-41-1-W5
Exterior:	Vinyl Siding	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, No Smoking Home		

Inclusions: Light Fixtures, Built in Shelving, Deck Gazebo and Shed

Enjoy year-round living at Sandy Point on Gull Lake. This well-kept 2021 modular sits on one of the large water-backing lots in the park and offers a comfortable, modern living space. The home includes upgraded blinds, added shelving for improved storage, a quality washer and dryer set, and several thoughtful updates that enhance overall functionality. Outside, the property features a concrete pad, a deck with a covered gazebo, and a clean, luxurious outdoor space. A great four-season option with access to community amenities including the marina, walking paths, golf course, and beach areas.