



**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 (5 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.