



**GRASSROOTS**  
REALTY GROUP

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40, 41019 Range Road 11  
Rural Lacombe County, Alberta

MLS # A2273448



**\$349,700**

<b>Division:</b>	Sandy Point		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Co-operative
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	None	<b>LLD:</b>	1-41-1-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	32
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	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.