



GRASSROOTS
REALTY GROUP

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**115, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2274490



\$114,900

Division: Sandy Point

Lot Size: 0.09 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, Gazebo, Lake, Landscaped,

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Co-operative

Sewer: -

Utilities: -

A beautiful, pie shaped lot with a lot to offer! Life at the Lake is relaxing and fun at the same time! This gated community has everything you need and more! Enjoy all the outdoor activities that come along with Winter and Summer! Life at Gull Lake is great and fun: Go boating, fishing, golfing, walking, swimming, ice fishing, skating, snowshoeing or country skiing with the kids on the lake or pond and enjoy the great outdoors! This lot is in Phase 2, which means you are within walking distance to most of the amenities that the resort has to offer and in the centre of attention. Resort includes: changing rooms, showers and bathrooms, future clubhouse, future golf course, small shop at the beach, playground, laundry facilities. Marina is available - note waiting list. All of this is just 35 minutes drive from Red Deer and 1.5 hr from Edmonton! This immaculate lot has a beautiful deck and 10 x 12 metal gazebo, all landscaped with a paved parking pad up front. Beautiful gazebo, stunning landscaping and more all backing onto a golf course. Enjoy the views right from your deck! Large green space is right next to it at the back, and you are welcome to enjoy it! Park a large trailer or RV which can stay here all winter. This recreational property is one of the best and priced reasonably for what it has to offer and its size. Perfect way to enjoy the way it is or to build your future mini home. Perfect for relaxing after a long day of work. There are restrictions on the RV's age and sizes. There is a double paved parking spot for your vehicles to park. Condo fee includes water, sewer, garbage as well as grass maintenance except for weed control. Pets are welcome with approval; they must be contained, secured and on the leash when walked. Sunreal Property Management Ltd. has the right to withdraw the permission if rules are not followed. Some restrictions apply regards to building(size) and improvements. All located on the pavement all set up and ready to move in. Gated community so it is super safe for the young children. Walking distance to a large beach. Property has propane services available. Great community to enjoy summer in!