



**GRASSROOTS**  
REALTY GROUP

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165, 41019 Range Road 11  
Rural Lacombe County, Alberta

MLS # A2280816



**\$415,000**

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	1,079 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Paved, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Lake, Landscaped, LA		

Heating:	Central	Water:	Co-operative
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	TV and TV Brackets, Shed, Window Coverings		

Year-Round Luxury at Sandy Point &dash; A Recreational Paradise! Discover the ultimate four-season retreat at Sandy Point, a premier lakeside community on the west shores of Gull Lake, near Bentley with access to beautiful bike trail system. Whether you're looking for adventure or relaxation, this vibrant resort has it all. Enjoy an inland marina, boat launch, playgrounds, laundry/shower facilities, a community gazebo with a fire pit, and boat/RV storage. Plus, opening in spring 2025&mdash;a 12-hole golf course, a future clubhouse and a pickleball court/skating rink! With direct access to the beautiful and clean County Beach, Sandy Point is truly a recreational haven. A Custom-Built 2019 Home Designed for Comfort & Style This one-of-a-kind custom 3 bedroom-built home stands apart, offering exceptional quality, thoughtful design and 1078 sq.ft. spacious living. Strategically designed to maximize the pie-shaped lot, it boasts an extra-wide open-concept living area with vaulted ceilings in the kitchen, dining, and living spaces&mdash;creating a bright and airy atmosphere perfect for entertaining. Thoughtful Interior Features &bull; Welcoming Entryway: Bright and spacious, featuring large windows and two sliding doors leading to front and back decks. &bull; Gourmet Kitchen: Custom-designed with beautiful countertops, a large island, a corner pantry, stunning cabinetry and a full appliance package. &bull; Everything like new! Southeast-Facing Deck: Step outside from the dining/kitchen area to enjoy morning coffee with the sunrise, host a BBQ or soak in the warmth of the sun. &bull; Primary Bedroom Retreat: A peaceful escape with a clothes/storage closet and a private entrance to the main bathroom (complete with shower, toilet, and sink). &bull; Two Versatile Guest Bedrooms: Perfect for a queen bed, office, or flex space.

• Stackable Washer & Dryer for added convenience. • Ample Storage: Smartly designed closets throughout to maximize space, plus additional storage in the entryway. Outdoor Oasis: The landscaped backyard is a true highlight, featuring mature trees, perennial shrubs, a grassy area, a shed and a fire-pit for cozy evenings or afternoon gatherings. A large storage shed offers plenty of room for a workshop, golf cart storage, or extra gear, with under-home access for additional storage. The front of the property provides parking for two vehicles. Additional Features & Utilities • Central A/C for summer comfort • \*\*Heat tape on all water plumbing. Shed is 9x14, Deck: back 44x10 and front 22x8. Propane tanks are owned by the seller.AC added in 2022, Dishwasher new in 2024, front paved in 2022 sealed in 2023.