



GRASSROOTS
REALTY GROUP

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155, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2285666



\$149,000

Division: Sandy Point

Lot Size: 0.10 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, La

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Co-operative

Sewer: -

Utilities: -

One-of-a-kind recreational property at Gull Lake! This beautifully developed 3,860 sq ft lot is ideally situated on a quiet close in desirable Phase 3, offering privacy, functionality and walking distance to the resort's main amenities. Backing onto a green strip with a right-of-way on one side, the setting provides additional space and openness rarely found in the development. The backyard faces east, allowing you to enjoy morning sunshine and comfortable afternoon shade, perfect for relaxing outdoors. Surrounded by great neighbours, this location combines community charm with peaceful retreat living. The property has been thoughtfully improved and is truly move-in ready. A large shed with an upward sliding door is perfectly sized to accommodate a golf cart and additional storage. The seller has installed two paved parking stalls along with a dedicated boat stall beside the shed. A double gravel parking pad plus extra - provides ample space for vehicles, and there is plenty of room to park a large trailer, which may remain on site year-round. The lot is beautifully landscaped with mature trees, fencing, decorative rock features, curbing and two spacious decks, creating an inviting outdoor living space ideal for entertaining or relaxing beside your fifth wheel. The nearly new fifth wheel currently on site is available for purchase separately following the sale of the lot; however, this listing is for the lot only. Life at Gull Lake offers the perfect balance of relaxation and recreation. Enjoy boating, fishing, swimming, walking trails, golfing and the driving range during the summer months. In winter, take advantage of ice fishing, skating, snowshoeing and cross-country skiing. The sandy beach just outside the gate is maintained by the county and provides easy access to the lake. Resort amenities include a community gazebo with fire pit, changing rooms, showers and bathrooms, playground, golf course and driving range. Marina slips are available for seasonal rental from May to September at additional cost (location dependent). This property is located only 35 minutes from Red Deer, 20 minutes to Lacombe and 5 minutes to Bentley, making it an easy escape from the city. Condo fees include water, sewer, garbage and grass maintenance (excluding weed control). Pets are welcome with approval and must be secured and leashed. Fencing is permitted. Some restrictions apply regarding building size and improvements. Whether you choose to enjoy the lot as it is or build a future park model or mini home, this immaculate property offers exceptional value—especially with the golf course nearing completion, which is expected to positively impact future pricing. Located on pavement and fully set up, this is a rare opportunity in a prime location within the resort.