



GRASSROOTS
REALTY GROUP

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**122, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2202627



\$109,900

Division: Sandy Point

Lot Size: 0.10 Acre

Lot Feat: -

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Public

Sewer: -

Utilities: -

Live the Lake Life at Sandy Point Resort. Enjoy stunning lake views and embrace year-round recreation at Sandy Point Resort — where life at the lake is simply better. Whether you're seeking a peaceful summer escape or a cozy winter retreat, this fully serviced lot offers it all. Sandy Point features an incredible range of amenities: fishing, swimming, boating, marina and boat launch access, a scenic 12-hole golf course, miles of walking trails, playgrounds, horseshoe pits, laundry, bathroom/shower facilities, and a beautiful sandy beach. This is a place where family and friends can create lasting memories, season after season. The lot has been professionally landscaped and includes additional power roughed in at the lot line, ideal for future development of a shed or extra utility. Monthly condo fees are just \$175 and include access to the resort's full range of amenities. Sandy Point is a secure, fully gated community with full-time onsite managers, located only 5 km from Bentley, 7 km from the Village of Gull Lake, and just 20–30 minutes from Lacombe, Rimbey, Sylvan Lake, and Red Deer. Whether you're looking for a full time residence or your perfect lake getaway or invest in a slice of Alberta paradise, this lot offers an unbeatable combination of natural beauty, resort-style amenities, and convenience. Trailer can be negotiated