



GRASSROOTS
REALTY GROUP

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122, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2202627



\$145,800

Division: Sandy Point

Lot Size: 0.10 Acre

Lot Feat: -

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Public

Sewer: -

Utilities: -

Enjoy the views of the lake. Life at the Lake is so good. Weather its winter or summer ,Sandy Point provides amazing opportunities for recreation and relaxation within the resort itself. Sandy Point offers opportunities for fishing, swimming, boating, a marina and boat launch, a 12 hole golf course , endless walking trails, playgrounds, laundry, bathroom/shower facilities, horseshoes, fabulous beach. Endless adventure for friends and family. The lot has been professionally landscaped with an additional power roughed in at the lot line for a shed. Condo Fees are \$175/Month. Sandy Point Resort is a fully gated community with full time onsite managers, Sandy Point is 5km from Bentley, 7km from the Village of Gull Lake and 20km from Lacombe, Rimbey and Sylvan Lake. Red Deer is also a 30 minute drive for a full listing of services. The almost new 2022, 40 ft Grand Design, Reflection 5th wheel trailer with 2 beds and 2 bathes can be sold as part of this agreement for the price of \$229,900 including the lot. The trailer has been extremely well kept and is the perfect addition to the lot.