



GRASSROOTS
REALTY GROUP

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**#111, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2203374



\$369,900

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	881 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Private, Views		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	1-41-1-W5
Exterior:	Vinyl Siding	Zoning:	32
Foundation:	None	Utilities:	Propane
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Kitchen stools, Electric fireplace, Shed

Welcome to Gull Lake's premier gated and secure lakeside community, located on 4.5 km of natural lakefront on the shores of Gull Lake. Sandy Point offers year around living with conveniences including an inland marina, boat launch, playgrounds, public beach, shower/laundry facilities, snack shack and RV/boat storage. Soon to be opened onsite golf course. This 4 season factory built home exudes class, style and quality with 2 bedrooms and 2 baths. Upgrades galore in this home including; vaulted ceiling, extra-large kitchen island, lighting package, under cabinet lighting, pot lights, black sink in kitchen, central air conditioning, and upgraded black faucets throughout to name a few. Very large kitchen in today's white and black color palette with actual space for a full size dining table. This open plan with windows galore allows an abundance of natural light, perfect for family gatherings. Access 3 ways to your massive wrap around deck with a partially covered area for those rainy evenings. One deck is 32'x10' with the covered part measuring 20'x10'. Gas line to BBQ. See the lake from the south when enjoying your morning coffee. Two large bedrooms including a master with direct access through a cheater door to the 4 piece bath. A convenient 2 piece bath adjacent to other bedroom. Mudroom and laundry area is conveniently located on side of home. Keep cool in the summer with central A/C. Outside is fully landscaped with matching 10'x12' shed. Very well insulated home offering the ability to live full time.