



GRASSROOTS
REALTY GROUP

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116, 41019 Range Road 116
Rural Lacombe County, Alberta

MLS # A2207240



\$165,000

Division: Sandy Point

Lot Size: 0.10 Acre

Lot Feat: -

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: See Remarks

Sewer: -

Utilities: -

Welcome to this PRIME four-season lot located in Southview at Sandy Point Resort & RV Park. This lot itself is fully developed, and the only thing remaining, should you desire it, is to add a fence. The lot is also spacious enough to accommodate a mobile home, offering the potential for year-round living if that's something you might consider. For families, there are two playgrounds on-site, with one located just a short walk from the lot. There are also two shower and bathroom bays, a short walk away, each equipped with approximately three bathrooms and four showers for your convenience. On-site laundry facilities are available within a short walk as well. The golf course development is complete and is scheduled to open at the end of the season. As a lot owner, you have access to the open driving range to practice your swing. A GOLF CART IS INCLUDED with the lot, so there's no need to bring your own. You'll also find a convenient golf cart path that connects you to the Marina, the restaurant located above it, the beach, and the golf course itself, making it easy to access everything. For gatherings and entertainment, a huge PUBLIC gazebo is perfect for hosting family events or parties and is located a short stroll from this lot. On the property, there is also a powered private gazebo that features its own patio fire pit, and there's also a stone fire pit located behind the trailer surrounded by pea gravel for added comfort and safety. Inside the POWERED shed with a POWERED overhead door, you'll find a fridge, a microwave, and a huge freezer, providing extra storage and convenience. As a bonus, there is a collection of water toys, including a paddleboard, life jackets, and a canoe, which the sellers would be willing to include in the sale if the buyer is interested. A composite deck is positioned conveniently beside the trailer parking so you can bring along your trailer and park it here year-round.