

# \$455,000 - 143, 41019 Range Road 11, Rural Lacombe County

MLS® #A2214813

**\$455,000**

2 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.10 Acres

Sandy Point, Rural Lacombe County, Alberta

Welcome to Southview at Sandy Point, where upscale comfort and year-round lake living come together on the scenic southwest shores of Gull Lake. This modern and stylish 2-bedroom, 2-bathroom modular home was built in 2021 and offers 1,040 square feet of thoughtfully designed, open-concept living space that's perfect for both relaxing and entertaining. Inside, you'll find a bright and airy layout with vaulted beamed ceilings, a spacious kitchen featuring an island, breakfast bar, full pantry, and stainless steel appliances, along with a full-size laundry area for convenience. The living room is centered around a cozy fireplace, while large windows fill the space with natural light and showcase serene views of the surrounding landscape. The primary bedroom offers a quiet retreat with a generous walk-in closet and its own private ensuite, while the second bedroom and full 4-piece bathroom provide comfortable space for guests or family. Step outside to a large wraparound deck, where you can enjoy morning coffee, summer BBQs, and evenings around the firepit—all with no rear neighbours and a peaceful backdrop of the future golf course fairways. The fully fenced, zero-maintenance yard is beautifully landscaped and includes a storage shed, providing the perfect balance of privacy and outdoor living without the upkeep. Located in the gated, year-round Southview community at



Sandy Point Resort, this property comes with access to one of Central Alberta's most desirable lake destinations. Residents enjoy a wide array of resort-style amenities including a public sandy beach, marina, playgrounds, walking trails, picnic areas, RV and boat storage, and more. Whether you're a boating enthusiast, a nature lover, or someone simply looking to unwind and live a more relaxed lifestyle, Southview has something for everyone. The community allows for year-round residency not just seasonal use making it ideal for full-time living, weekend escapes, or more. Located just minutes from Bentley, a short drive to Sylvan Lake and Red Deer, and under 2 hours from both Calgary and Edmonton, this location combines convenience with the calm and beauty of lake life. Amazing opportunity to own a piece of paradise move-in ready, low maintenance, and fully equipped to help you enjoy lakeside living 365 days a year.

Built in 2021

### Essential Information

MLS® #	A2214813
Price	\$455,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

### Community Information

Address 143, 41019 Range Road 11

Subdivision	Sandy Point
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J1

### Amenities

Amenities	Beach Access, Boating, Community Gardens, Park, Parking, Playground, RV/Boat Storage, Trash, Gazebo, Laundry, Picnic Area
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Beamed Ceilings
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Oven
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
Basement	None

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Views
Roof	Asphalt, Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	July 11th, 2025
Days on Market	27
Zoning	32

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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