

# **\$119,900 - Unit # 1, 41019 Range Road 11, Rural Lacombe County**

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MLS® #A2220573

**\$119,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.10 Acres

Sandy Point, Rural Lacombe County, Alberta

Own Lot #1 in Phase 1 of this exclusive development, located on the west side of Gull Lake. Measuring 45 feet wide by 95 feet deep, this beautifully landscaped, low-maintenance lot offers convenient access to local amenities and is surrounded by mature trees for privacy and shade. The lot supports a wide range of housing options including a park model, manufactured home, motorhome, fifth wheel, or trailer. Included with the property is a wired 10' x 15' shed finished with durable Hardie board siding, featuring a washer, dryer, built-in shelving, and ample storage for recreational gear. Raised garden beds and a paved driveway further enhance the functionality and appeal of the lot. There is a paved parking pad for 2 vehicles and extra parking for your boat or golf cart. Sandy Point Resort is close to amenities in Bentley & Lacombe, Sylvan Lake as well as fresh produce from local greenhouses and U Pick Berry Farms. This is A Beautiful gated community that includes a community gazebo with fire pit, showers, bathrooms, laundry facilities, playgrounds and a short walk or golf cart trip to Sandy Point Beach! Off site amenities offer a driving range, gated storage compound, community garden area, convenience store, marina with gas and propane services, seasonal restaurant with rooftop patio and soon to be opened 12-hole Golf Course! This is a great opportunity to own a lake lot in of Alberta's most sought after



resort.

## Essential Information

|           |              |
|-----------|--------------|
| MLS® #    | A2220573     |
| Price     | \$119,900    |
| Bathrooms | 0.00         |
| Acres     | 0.10         |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | Unit # 1, 41019 Range Road 11 |
| Subdivision | Sandy Point                   |
| City        | Rural Lacombe County          |
| County      | Lacombe County                |
| Province    | Alberta                       |
| Postal Code | T0C 1J0                       |

## Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Beach Access, Boating, Gazebo, Golf Course, Laundry, Picnic Area, Playground, Park, Recreation Facilities, Visitor Parking |
|-----------|----------------------------------------------------------------------------------------------------------------------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 131            |
| Zoning         | R-RVR          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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