

\$369,900 - #111, 41019 Range Road 11, Rural Lacombe County

MLS® #A2203374

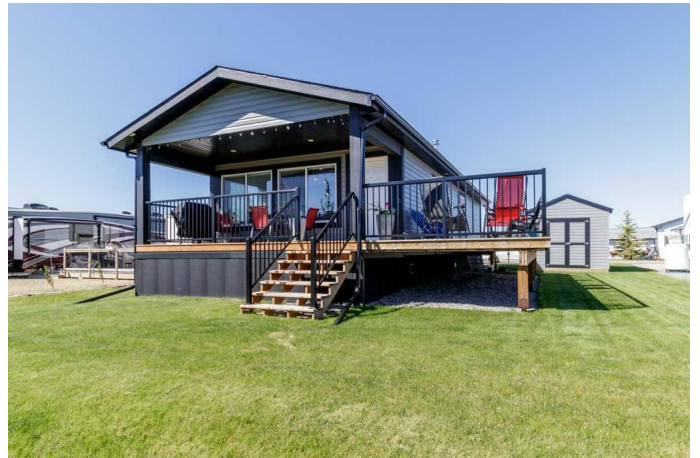
\$369,900

2 Bedroom, 2.00 Bathroom, 881 sqft
Residential on 0.10 Acres

Sandy Point, Rural Lacombe County, Alberta

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 10â€™x12â€™ shed. Very well insulated home offering the ability to live full time.

Built in 2021

Essential Information

MLS® #	A2203374
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	881
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	#111, 41019 Range Road 11
Subdivision	Sandy Point
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J1

Amenities

Amenities	Beach Access, Picnic Area, Playground, Boating, Coin Laundry
Utilities	Propane
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, Vaulted Ceiling(s)
-------------------	--

Appliances	Central Air Conditioner, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Private, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	None



Additional Information

Date Listed	March 20th, 2025
Days on Market	47
Zoning	32

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.