

**37, 41019 Range Road 11**  
**Rural Lacombe County, Alberta**
**MLS # A2261086**
**\$329,900**


<b>Division:</b>	Sandy Point		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Propane	<b>Water:</b>	Co-operative
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	None	<b>LLD:</b>	1-41-1-W5
<b>Exterior:</b>	Other	<b>Zoning:</b>	32
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

Enjoy Year-Round Luxury Living at Sandy Point on Gull Lake! Welcome to this one-of-a-kind custom-built lake house in the prestigious gated community of Sandy Point Resort, where every day feels like a getaway! Built in 2016 with superior craftsmanship. This stunning property combines comfort & the relaxed charm of lake living perfect for those who dream of a peaceful escape without sacrificing modern convenience. Sandy Point is Central Alberta's premier four-season destination, offering a lifestyle like no other. Residents enjoy access to an inland marina and boat launch, a beautiful public beach, playgrounds, gazebo with fire pit, showers and laundry facilities & even boat & RV storage. Future amenities include a 12-hole golf course, clubhouse making this resort community a complete recreational paradise year-round. Whether you are boating, fishing, ice fishing, golfing, swimming, skating or simply watching the sunrise over the lake, Sandy Point offers endless ways to enjoy life outdoors! Step inside this exceptional home and you will immediately notice the thoughtful design and spacious layout. Nice floor plan and bright open concept living, it offers an inviting atmosphere for family gatherings and entertaining. The modern kitchen is a true showpiece - featuring stylish countertops, a centre island, custom cabinetry, full appliance package & a generous pantry/storage designed for function & flow. The living & dining areas blend beautifully, offering plenty of natural light & a seamless connection to the outdoors. The supersized primary suite is a peaceful retreat with a large walk-through closet and a private ensuite featuring a relaxing soaker tub - the perfect place to unwind after a day on the lake or live. Additional bedroom and a second full bathroom with a walk-in shower provide comfort and privacy for guests or family. The laundry room includes a newer

stackable washer and dryer. Outdoors, this property truly shines! Enjoy your morning coffee or evening glass of wine on the two-tier deck, designed to take advantage of partial lake views. The landscaping is simply stunning — paved driveway, mature trees, perennials, decorative stones, fenced yard, fire-pit area & a garden space for summer blooms. There is even a matching 10x15 storage shed & a rear gate for quick lake access. Set on one of the largest and most desirable lots in Sandy Point, this home is located just across from the park and only two lots from the main gate. It is squeaky clean, move-in ready and perfect for year-round living or your ultimate recreational retreat. Monthly condominium fee of \$200 covers water, sewer, and garbage for peace of mind. The property is on propane and quick possession is available. Come experience lake life where every season brings a new adventure and home feels like a permanent vacation Note: Lot #36 next door is listed & could be purchase as well MLS A2263374.