



GRASSROOTS
REALTY GROUP

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130, 41019 RR 11
Rural Lacombe County, Alberta

MLS # A2263757



\$435,000

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,184 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	Drinking Water
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	1-41-1-W5
Exterior:	Aluminum Siding , Manufactured Floor Joist, Metal Frame, Vinyl Siding, Wood Paneling	Zoning:	32
Foundation:	Piling(s), Pillar/Post/Pier	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Escape to this incredible modular home nestled in the secure, gated community of Sandy Point at Gull Lake. This is the ultimate entertainer's retreat! The open-concept interior is designed to effortlessly host large gatherings—you can comfortably fit 30 of your closest friends inside. This beautiful home boasts 3 spacious bedrooms and 2 full baths, Pantry and Laundry Room. Step outside to your private oasis: a fenced yard for privacy, a large deck perfect for summer BBQs, and a cozy outdoor space complete with a fireplace nestled among the trees. Plus, a handy storage shed keeps your gear organized. But it's more than a home; it's a vibrant, welcoming lifestyle. Cruise the golf cart-friendly streets to the marina, golf course, or private beach. The on-site activity crew ensures a summer packed with fun, surrounded by neighbors who become family.