



GRASSROOTS
REALTY GROUP

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46, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2266148



\$235,000

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	538 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Carpet	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	1-41-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Vinyl Windows		

Inclusions: Shed

Experience affordable lake living with this oversized, beautifully landscaped lot located just steps from the marina, offering exceptional privacy and unobstructed lake views. Situated in the prestigious Sandy Point Resort on the southwest shores of Gull Lake, this property includes a Fairmont Country Manor Park Model designed for true four-season use, making it ideal as a recreational retreat, year-round residence, or revenue opportunity. The bright open-concept interior features vaulted ceilings, upgraded finishes, and large windows that create a warm and inviting atmosphere. The kitchen is equipped with rich dark cabinetry, full-size stainless steel appliances, and generous storage, flowing easily into the living area where a built-in electric fireplace adds comfort and ambiance in every season. The added convenience of a stacked in-unit washer and dryer enhances year-round functionality. With two bedrooms, this home comfortably sleeps six. The primary bedroom includes a built-in wardrobe, while the second bedroom features double bunk beds designed to accommodate four guests. A full four-piece bathroom completes the interior with residential-style comfort. Outside, the lot is fully fenced and landscaped, with a 16x16 deck for outdoor dining and relaxation, a dedicated fire pit area, and a “storage shed providing ample room for lake equipment, tools, or recreational gear. The spacious lot also allows flexibility for future development or expanded outdoor living space. Whether you are boating, golfing, walking the trails, or relaxing by the fire, this property offers the perfect blend of nature, recreation, and comfort. Immediate possession is available, allowing you to begin enjoying the lake lifestyle without delay.