



GRASSROOTS
REALTY GROUP

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**166, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2289597



\$132,000

Division: Sandy Point

Lot Size: 0.08 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lake, Landscap

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Co-operative

Sewer: -

Utilities: -

One and only piece of paradise! It comes with it all - you will not find anywhere else! Life at the Lake is relaxing and fun at the same time! This gated community has everything you need and more! Enjoy all the outdoor activities that come along with Winter and Summer! Life at Gull Lake is great and fun: Go boating, fishing, (golfing in the future), walking, swimming, ice fishing, skating, snowshoeing or country skiing with the kids on the lake or pond and enjoy the great outdoors! This lot is in Phase 3, which means you are within walking distance to most of the amenities that the resort has to offer and in the centre of attention. Resort includes: Community gazebo with fire pit, changing rooms, showers and bathrooms, golf course (coming soon), driving range, playground. Marina is available for rent at additional cost plus (depends where) for a season May to September. All of this is just a 35 minute drive from Red Deer, 20 minutes to Lacombe and 5 minutes to Bentley! This immaculate lot is pie shaped - has already set up, a shed, and small deck and A BRAND NEW GAZEBO! Easy to park a large trailer which can stay here all winter. This recreational property is one of the best and priced reasonably considering that after golf course if ready to go they may increase!! Perfect way to enjoy the way it is or to build your future mini home (park model/mobile). Located close to the games center and the community gazebo. Perfect for relaxing after a long day of work. There is a double graveled parking spot for your vehicles to park. Condo fee includes water, sewer, garbage as well as grass maintenance except for weed control. Pets are welcome with approval; they have to be contained, secured and on the leash when walked. Some restrictions apply regards to building (size) and improvements. All located on the pavement all set up and ready to move in. Beautiful Sandy Beach that is maintained by the county, just outside the gate. Great community to enjoy the summer in! Put this one on your list! Extensive landscaping recently done is on the last 2 photos.