



**GRASSROOTS**  
REALTY GROUP

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143, 41019 Range Road 11  
Rural Lacombe County, Alberta

MLS # A2291896



**\$455,000**

<b>Division:</b>	Sandy Point		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Co-operative
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Private 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	32
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Shed

Welcome to Southview at Sandy Point, a sought-after gated lake community on the southwest shores of Gull Lake, where modern comfort meets the relaxed lifestyle of year-round lake living in Central Alberta. Built in 2021, this stylish 2-bedroom, 2-bathroom modular home offers 1,040 square feet of thoughtfully designed living space, making it an ideal option for a full-time residence, weekend getaway, or low-maintenance vacation property near the water. Step inside to a bright open-concept layout highlighted by vaulted beamed ceilings, large windows, and an abundance of natural light. The spacious kitchen is designed for both everyday living and entertaining, featuring a large island with breakfast bar seating, full pantry, stainless steel appliances, and plenty of cabinetry for storage. The inviting living room is centered around a cozy fireplace, creating the perfect space to unwind after a day on the lake or hosting friends and family. The primary bedroom retreat offers privacy and comfort with a generous walk-in closet and a full ensuite bathroom, while the second bedroom and additional 4-piece bathroom provide great flexibility for guests, family members, or a home office. A full-size laundry area adds everyday convenience to the home's functional design. Outdoor living is just as impressive. Step onto the large wraparound deck, perfect for enjoying morning coffee, summer BBQs, and relaxing evenings around the firepit. With no rear neighbours and open views toward the future golf course fairways, the setting offers peace, privacy, and beautiful prairie sunsets. The fully fenced, zero-maintenance yard is tastefully landscaped and includes a storage shed, allowing you to enjoy the outdoor space without the burden of heavy upkeep. Located within the year-round Southview community at Sandy Point Resort, residents enjoy access to one of the most desirable Gull

Lake recreational destinations in Central Alberta. Community amenities include a public sandy beach, marina, playgrounds, walking trails, picnic areas, RV and boat storage, and plenty of opportunities for boating, fishing, and outdoor recreation. This location combines the best of lake life and convenience, just minutes from Bentley, a short drive to Sylvan Lake and Red Deer, and under two hours from Calgary and Edmonton. Whether you're looking for a peaceful lakeside escape, or a comfortable home in a vibrant resort-style community, this property delivers. Move-in ready, beautifully maintained, and designed for low-maintenance living—this is your opportunity to own a piece of Gull Lake paradise and enjoy lake life 365 days a year.