



**GRASSROOTS**  
REALTY GROUP

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170, 41019 Range Road 11  
Rural Lacombe County, Alberta

MLS # A2293403



**\$399,900**

<b>Division:</b>	Sandy Point		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Park Model		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Irregular Lot, Lake, Landscaped, S		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Private
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	-	<b>LLD:</b>	1-41-1-W5
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	32
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Garbage Collection, Propane, S
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** TV and Bracket in Living Room, Garden Shed

Lake life! So much to do, so little time. First class recreational year round park on the south west shore of Gull Lake with so many amenities you and the fam won't have a bored moment! Brand new (12 hole) golf course set to open in 2026. Man made marina (boats) giant beach (swimming) are the obvious activities, but they have volleyball courts, playgrounds, a giant gazebo with big firepit and hiking/biking trail that will take you to either the Gull Lake townsite or the town of Bentley. Looking for something a little less "active"... try pickleball!! There's cross country skiing, snowmobiling or ice fishing. Or... you can just enjoy a massive covered deck overlooking your backyard and the lake. This former show home is spectacular inside and out. Great room area has vaulted ceiling, stunning white kitchen with upscale stainless appliances, quartz counters and access to the massive back deck and yard. Good sized master has a "temp wall" that can easily be removed. Full ensuite bath as well as standard bath and a guest room. Laundry is included in the home, but right across the street is the community laundry and washrooms (very clean!!). Marina with restaurant and gas bar are just a short walk away. Lease value for marina slip is \$1627 + GST for '26 (limited availability). Owners are responsible for maintaining their own yard. Condo Corp will keep common areas looking great, remove snow, supply your water and sewer and the keep it a great place to live. This home can be used year round. It has R40 insulation in the attic and under the floor and R22 in the walls. There are several year rounders here now... This is a newer, extremely well done, recreational condo park. You are ON the lake...