



GRASSROOTS
REALTY GROUP

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18, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2294997



\$409,900

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,040 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Fruit Tre		

Heating:	Forced Air	Water:	Private
Floors:	Vinyl	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	1-41-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: seller would sell furniture

Spectacular Lake View unparalleled in Sandy Point community. Imagine waking up to slower mornings, fresh air, and the quiet promise of a day spent exactly how you choose. A more relaxed, manageable lifestyle isn't a dream here—it's your everyday reality. Life at the lake invites you to unplug, breathe deeper, and reconnect with what truly matters. Whether you're searching for a peaceful summer escape, a comfortable year-round home, or the freedom to enjoy both, this community adapts to your life, not the other way around. Days can be filled with boating across open water, casting a line at sunrise, swimming and beach walks, biking quiet paths, or enjoying a round of golf just steps from home. Kayaking and canoeing offer moments of calm, while a friendly, gated community ensures you always feel safe and welcome. No need to load and unload your boat when you have access to a private marina. There's no shortage of ways to connect and have fun—roller and ball hockey, basketball, volleyball, pickleball court, community firepit and gazebo, picnics, seasonal festivities, and evenings gathered around firepits, sharing stories and laughter under the stars. Amenities also include public bath and shower house, coin laundry, shuffleboard. And when you're ready to simply slow down, your maintenance free deck awaits. Overlooking the golf course and beach, it's the perfect place to sip your morning coffee, watch the sunset, or do absolutely nothing at all—guilt free. Sharing this lifestyle is easy. Friends and family can stay close thanks to a nearby seasonal RV park, making visits effortless and memories plentiful. This is more than a place to live—it's where traditions are born, connections are deepened, and cherished family memories are made. Your lakeside lifestyle is waiting.