



GRASSROOTS
REALTY GROUP

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**Lot 100, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2301316



\$155,000

Division: Sandy Point

Lot Size: 0.13 Acre

Lot Feat: -

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Public

Sewer: -

Utilities: Natural Gas Not

Located in Sandy Beach area of Gull Lake, this premium recreational lot offers an incredible opportunity to be part of a growing lake community with a future golf course. Backing onto the lake area with an easy walk to the water, this landscaped property is ready for you to enjoy, featuring a cement pad for a trailer, mature trees for added privacy, and a cement pathway leading to a firepit and storage shed—perfect for relaxing evenings outdoors. Life at Gull Lake is truly four-season, with activities to enjoy year-round including boating, fishing, swimming, beach days, walking trails, ice fishing, skating, snowshoeing, and cross-country skiing. The community is designed for both relaxation and connection, featuring resort-style amenities such as a gazebo with fire pit, changing rooms, showers and washrooms, a playground, driving range, and an upcoming golf course. A marina with boat launch is also available for seasonal rental from May to September (additional cost, location dependent). Ideally situated just 35 minutes from Red Deer, 20 minutes to Lacombe, and only 5 minutes to Bentley, the property also offers access to a beautiful paved bike trail connecting the area. Enjoy a short walk to the games centre and gazebo for socializing, while still having the privacy to unwind after a long day. Condo fees include water, sewer, garbage, and grass maintenance (excluding weed control). Pets are permitted with approval but must be contained, secured, and leashed when walking. Fencing is allowed, with some building and improvement size restrictions in place. No short-term rentals are permitted. With fully paved access and county-maintained roads outside the gated entrance, this is a rare opportunity to own a prime piece of land in a vibrant and expanding lakeside community.