



93, 41019 range road 11  
Rural Lacombe County, Alberta

MLS # A2301720



**\$435,000**

<b>Division:</b>	Sandy Point		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Paved, See Remarks		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Co-operative
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Manufactured Floor Joist, Metal Frame, Wood Frame	<b>Zoning:</b>	rv1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, convection microwave, washer&dryer, fireplace, window coverings, shed, AC, ceiling fans and Back up Generator.

Step into this beautiful CUSTOM RTM LAKE HOME at Sandy Point, Gull Lake, Alberta, where every detail has been meticulously planned for comfort, style, and convenience. From the moment you arrive, you'll be charmed by the covered front porch and elegant double French doors, welcoming you into a spacious open-concept living area that seamlessly blends the living room, kitchen, and dining space. The chef's kitchen is a true highlight, featuring abundant storage, an oversized center island, under cabinet lighting and sleek stainless steel appliances—including a microwave that doubles as a convection oven. Triple-glazed windows flood the home with natural light with some of them being tinted keeping it cool and comfortable, complemented by central air conditioning for those warm summer days. The primary bedroom is generously sized and includes a private 3-piece ensuite. A second bedroom is perfect for guests or children, offering convenient access to the main bathroom via a cheater door. Additional features include a dedicated computer room and a laundry room for added functionality. Step outside to enjoy not one, but two fabulous decks! The first offers a cozy, private retreat, while the expansive second deck is ideal for entertaining. A fully finished "man shed" provides the perfect space for hobbies or relaxation. This property is designed for low maintenance living, with artificial grass, composite decking, paved walkways, and durable hardy board siding. Peace of mind comes standard with a Generac emergency generator system, ensuring you're never without power. Additional thoughtful touches include hot and cold outdoor taps and a weather vane that remotely displays temperature, wind speed, and direction. Located in one of Alberta's most desirable lake communities, you're just steps from the magnificent

BEACH!. Friends with RVs? The nearby campground makes hosting a breeze. Hooray !! the 12 hole golf Course with driving range is OPEN!! &nbsp;the&nbsp; clubhouse is in process of being built. &nbsp;The community takes great pride in its friendly atmosphere, with regular gatherings around the campfire and shared meals at the community center. This home is not only generous in size but also all the extra comforts (upgrades) that you wont find in every build.