



40, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2302962



\$345,900

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	550 sq.ft.	Age:	2021 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Concrete Driveway, Driveway, Gated, Off Street, Owned, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Garden, Gazebo, Lake, No Neighbours Behind, Rectangular Lot, Views		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	1-41-1-W5
Exterior:	Vinyl Siding	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Recreation Facilities, Storage		

Inclusions: Built in Shelving, Window Coverings, Light Fixtures, Shed, Deck Gazebo

Enjoy four-season living at Sandy Point on Gull Lake. Set on one of the largest water-backing lots in the park, this 2021 modular offers a combination of space, privacy, and year-round use in a sought-after lake community here in Central Alberta. The home itself presents a clean, modern feel with a layout that makes the most of the space. Large windows bring in natural light, while the open living, dining, and kitchen areas create a comfortable and functional flow. Thoughtful upgrades—including quality blinds, added shelving for storage, and a washer and dryer—add to the overall usability of the home, whether for weekend escapes or full-time living. The outdoor setup is equally well planned, featuring a concrete pad with a fire pit, deck covered gazebo. With being one of the larger lots in the park, there is added room to enjoy the space, host, or simply take in the quieter setting backing toward the water. Sandy Point is known for its four-season lifestyle, offering access to Gull Lake, a marina, golf course, walking paths, and beach areas. From summer days on the water to fall evenings, winter weekends, and everything in between, this property offers a lake lifestyle that can be enjoyed year-round!
Some images have been virtually staged to remove seasonal items and snow