



GRASSROOTS
REALTY GROUP

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**91, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2309000



\$144,900

Division: Sandy Point

Lot Size: 0.11 Acre

Lot Feat: Corner Lot

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Co-operative

Sewer: -

Utilities: -

Welcome to Lot 91, a premium corner lot offering nearly 5,000 sq. ft. in the highly desirable Sandy Point RV Resort on the southwest shores of Gull Lake. This well-established and thoughtfully landscaped property is the perfect place to enjoy lake life in comfort and style. This fully serviced lot features incredible outdoor living, including a massive 40' x 20' deck—perfect for entertaining or relaxing—and a 150 sq. ft. solarium for extended seasonal use or additional storage. Beautiful landscaping with stone accents and mature greenery creates a private, inviting setting, while a handy storage shed keeps all your lake gear organized. Enjoy 50-amp hookups with water and sewer, all just steps from Gull Lake's beach, marina, boat launch, and scenic walking trails. Sandy Point is a secure, gated, year-round resort community offering fantastic amenities including a community gazebo with fire pit, changing rooms, showers, bathrooms, a driving range, playground, a small beachside shop, and a fun pedal bike track for all ages. The full-service marina features a seasonal rooftop patio, along with an on-site convenience store for added ease during your stay. Future amenities include an indoor recreation centre and a 12-hole golf course with Clubhouse opening this June. You'll also love being close to local farmers markets, greenhouses, berry farms, and year-round recreational activities—whether you're boating, golfing, or simply relaxing by the lake. Boat slips at the marina are available for seasonal rental (May–September, location dependent). Conveniently located just 35 minutes from Red Deer, 20 minutes from Lacombe, and only 5 minutes to Bentley. On the lot is a well-maintained 2017 Keystone Sprinter LFT 357 fifth wheel, featuring two bedrooms, four slides, a loft for the kids, and air conditioning (sold separately). Don't miss your opportunity to own this incredible lakeside escape—schedule your showing today!