



GRASSROOTS
REALTY GROUP

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92, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2318835



\$396,900

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,036 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Carpet, Laminate	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	1-41-1-W5
Exterior:	Mixed, Vinyl Siding	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, washer, dryer, dishwasher, shed

Welcome to #92 Sandy Point Resort, a beautifully maintained 2-bedroom, 2-bathroom modular home built by Best Buy Homes and thoughtfully upgraded throughout. Gently lived in and exceptionally cared for, this property offers comfortable year-round living or the perfect recreational retreat. Quality upgrades include R48 floor insulation, R40 roof insulation, elegant crown molding, soft-close cabinetry and hinges, and a spacious eating bar ideal for entertaining family and friends. The bright, open-concept design creates a welcoming atmosphere, while the covered front porch provides the perfect spot to enjoy your morning coffee or unwind at the end of the day. Outdoor living is equally impressive, featuring a large deck, lower concrete patio, and firepit area designed for relaxing summer evenings and making lasting memories. Located within the sought-after Sandy Point Resort on beautiful Gull Lake, owners enjoy access to a vibrant four-season community offering a marina, sandy beach, playgrounds, walking paths, green spaces, community activities, and direct lake access. Whether you enjoy boating, fishing, swimming, paddleboarding, ice fishing, snowmobiling, or simply soaking in the lake lifestyle, Sandy Point Resort delivers an exceptional recreational experience just a short drive from Red Deer. This is an opportunity to own a turnkey property in one of Central Alberta's premier lake communities.