



GRASSROOTS
REALTY GROUP

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**198, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2331389



\$170,000

Division: Sandy Point

Lot Size: 0.11 Acre

Lot Feat: -

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Co-operative

Sewer: -

Utilities: -

Enjoy lake life with a front-row view of the fairway! This beautifully landscaped lot in the gated Sandy Point Resort community backs directly onto the golf course, creating a peaceful & open setting for your RV or future recreational retreat. The established landscaping means much of the work has already been done, so you can spend less time building a yard & more time enjoying it, plus the property comes with a 10' x 15' powered shed and a "Beachcombers Colorado series" 11' x 14' Solarium. Sandy Point resort community is located on the southwest shore of Gull Lake, approximately 15 mins west of Highway 2. Area amenities include a large sandy beach, marina, boat launch, walking trails, playgrounds, basketball, horseshoes & bathroom, shower & laundry facilities, as well as a brand new golf course and driving range. Sandy Point's scenic golf course features wide fairways, undulating greens & beautiful views of Gull Lake. Whether your ideal weekend includes golfing, boating, fishing, swimming, or simply relaxing around the fire, this golf-course-backing lot offers an excellent opportunity to create your own personal getaway!