



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

225, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2339766



\$145,000

Division: Sandy Point

Lot Size: 0.10 Acre

Lot Feat: Lake, Landscaped, Level, Low Maintenance Landscape, Other, Standard

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Co-operative

Sewer: -

Utilities: -

Welcome to Lot 225 at Sandy Point Resort on the southwest shores of Gull Lake! This beautifully finished recreational lot is ready to enjoy, with much of the work already completed. The property features a paved asphalt pad plus attractive, low-maintenance artificial grass that will remain with the lot. Spend less time maintaining your property and more time enjoying everything this growing four-season resort community has to offer. Immediate possession is available, so you can start planning your time at the lake right away! Sandy Point is a gated, year-round resort community near Bentley, offering a wonderful combination of lake life, recreation and relaxation. One of the most exciting additions to the development is the new Sandy Point golf course, now open! Lot 225 is conveniently located close to the golf course, making it easy to grab your clubs and head out for a round. Lake lovers will appreciate being very close to Sandy Point Beach, a beautiful public beach maintained by Lacombe County. The beach area offers washroom and shower facilities, a public boat launch, sand volleyball courts and a playground, creating a fantastic place for family and friends to spend the day. Enjoy swimming, boating, paddleboarding, fishing or simply relaxing along the shores of Gull Lake. Sandy Point offers a recreational lifestyle with an inland marina, walking and biking opportunities, playground and recreational areas, plus easy access to Gull Lake. Whether your ideal summer day includes boating, fishing, golfing, cycling or relaxing outside with friends, there is something here for everyone. Another great feature of this property is the opportunity to purchase Lot 225 separately or together with adjoining Lot 224. Purchasing both could be an excellent option for someone wanting additional outdoor space, room for family and guests or simply a larger lake setup. With the asphalt pad already completed and maintenance-free artificial grass included, Lot 225 provides a great starting point for creating your own Sandy Point getaway. Imagine morning coffee at the lake, an afternoon on the golf course, a day on the boat and evenings outside enjoying the fresh Alberta air. Gull Lake is not only a summer destination either, with winter recreational opportunities including ice fishing and other outdoor activities. Conveniently located in Central Alberta with Bentley, Lacombe, Sylvan Lake and Red Deer within easy driving distance, Sandy Point offers the feeling of getting away without having to travel far. Immediate possession is available. Bring your plans, golf clubs and lake toys and start making memories at Sandy Point and Gull Lake!