



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

75, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2340337



\$149,900

Division: Sandy Point

Lot Size: 0.10 Acre

Lot Feat: Backs on to Park/Green Space, Gazebo, Lake, Landscaped, Lawn, Level

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Co-operative

Sewer: -

Utilities: -

Welcome to Lot 75 at Sandy Point Resort on the southwest shores of Gull Lake! If you have been looking for a beautifully developed recreational lot where the hard work has already been done, this one deserves a look. Fully landscaped and thoughtfully designed for outdoor living, this property offers an exceptional setting backing directly onto a green belt and the golf course. Sit outside, relax and watch the golfers go by right from your own backyard! The lot features a paved asphalt front driveway and is completely fenced with a gate, providing privacy and a defined outdoor space. There is also a gravel parking pad ready for your RV or recreational unit. Don't have an RV yet? The seller's existing unit may also be available for purchase separately at an additional price, offering an opportunity to make this an easy, ready-to-enjoy lake getaway. Outdoor living is a highlight here! Enjoy the beautiful stone patio complemented by a retaining wall and gazebo, creating a wonderful space for morning coffee, family dinners or evenings with friends. A small deck will remain with the property, and a large storage shed provides plenty of room for lake toys, golf clubs, patio furniture and recreational gear. With the landscaping, fencing, parking areas and outdoor spaces already completed, you can spend your time enjoying Sandy Point rather than working on your lot. Sandy Point is a gated, year-round resort community located along the southwest shores of Gull Lake near Bentley. One of the most exciting additions to the development is the Sandy Point golf course, now open, and the location of Lot 75 makes it especially appealing for golf enthusiasts. With the green space and course directly behind you, the setting feels open and spacious while putting recreation right outside your door. Lake lovers will appreciate being 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. Spend your summer days swimming, boating, paddleboarding, fishing or simply relaxing along the shores of Gull Lake. Sandy Point offers an incredible recreational lifestyle with an inland marina, walking and biking opportunities, playground and recreational areas, plus convenient access to Gull Lake. Whether your ideal weekend includes golfing, boating, fishing, cycling or gathering around the patio with family and friends, there is something here for everyone. Conveniently located in Central Alberta with Bentley, Lacombe, Sylvan Lake and Red Deer within easy driving distance, Sandy Point gives you the feeling of getting away without having to travel far. Lot 75 combines a fantastic golf course location with extensive improvements already in place. Bring your RV and lake toys and start enjoying everything the Gull Lake lifestyle has to offer!