



GRASSROOTS
REALTY GROUP

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**195, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2342030



\$126,900

Division: Sandy Point

Lot Size: 0.12 Acre

Lot Feat: -

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Public

Sewer: -

Utilities: -

Huge 5068 sq/ft Pie-shaped lot close to golf course fairway, this Gull Lake lot is your all-season escape. Located in sought-after area, you're just a short walk to the beach and most resort amenities, in the heart of the action yet with plenty of green space right beside you to enjoy. Bring your large trailer or RV (age/size restrictions apply) and leave it year-round, or plan your future mini home on this well-appointed site. This gated community offers a safe, family-friendly environment with changing rooms, showers, bathrooms, laundry, playground, small beach shop, and a marina (waiting list), plus a future clubhouse and golf course. Enjoy four-season fun: boating, fishing, swimming, golfing, walking, skating, snowshoeing, and country skiing—just 35 minutes from Red Deer and 1.5 hours from Edmonton. Condo fees include water, sewer, garbage, and grass cutting (excluding weed control). Pets are welcome with approval and must be contained or leashed. This is an ideal, reasonably priced recreational property for relaxing after a long day and making lasting memories at the lake.