



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

191, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2344209



\$409,900

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,011 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Greenbelt		

Heating:	Electric, Forced Air	Water:	Co-operative
Floors:	Carpet, Vinyl	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	1-41-1-W5
Exterior:	Brick, Vinyl Siding	Zoning:	32
Foundation:	None	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to resort living at Sandy Point! This beautiful brand new 2-bedroom, 2-bathroom modular home plus office offers a bright, open-concept layout designed for comfortable everyday living or the perfect recreational getaway. The main living area features an inviting electric fireplace with a stylish feature wall, creating a cozy focal point for the space. The kitchen offers a large island, corner pantry and plenty of space for entertaining, flowing seamlessly into the dining and living areas. Just off the entryway is a separate office, ideal for working from home or creating a quiet flex space. The spacious primary bedroom features its own ensuite and walk-in closet, while a second bedroom and full bathroom provide plenty of room for guests. Step outside and enjoy the large covered back deck, giving you a great place to relax and enjoy the outdoors in almost any weather. Sandy Point Resort offers so much to enjoy right outside your door, including a new 12-hole golf course, driving range, beach, and access to an incredible 34-kilometre bike trail extending all the way to DeGraff Resort. Whether you're looking for a year-round home or a place to escape and enjoy the lake lifestyle, this property is ready to welcome you!