



GRASSROOTS
REALTY GROUP

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152, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2344210



\$299,000

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	598 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	Co-operative
Floors:	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:	Open Floorplan		

Inclusions:	N/A
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Welcome to easy resort living at Sandy Point! This brand-new one-bedroom, one-bathroom modular home offers a comfortable and functional layout, perfect for a weekend getaway, seasonal retreat, or low-maintenance home. Step inside through the heated porch/entry, providing a welcoming space to kick off your shoes and settle in. From there, enter the home into a walk-through kitchen that flows into the bright and inviting living room. The home features one bedroom and one full bathroom, along with patio doors leading out to the covered back deck—a great spot to relax and enjoy the outdoors. Located at Sandy Point Resort, you’ll have plenty to enjoy right outside your door, including the new 12-hole golf course, driving range, beach access, and a 34-kilometre trail system that connects all the way to DeGraff’s Resort. Whether you’re looking to golf, bike, spend the day at the beach, or simply unwind, this brand-new home offers a great opportunity to enjoy the Sandy Point lifestyle.