



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

155, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2347941



\$144,000

Division: Sandy Point

Lot Size: 0.10 Acre

Lot Feat: -

By Town: Bentley

LLD: 1-41-1-W5

Zoning: 32

Water: Co-operative

Sewer: -

Utilities: -

This beautifully developed, private 4.160 sq ft lot is situated on a quiet close in desirable Phase 3, within walking distance to main amenities. Backing onto a green strip with an adjacent right-of-way, the lot offers unique openness and privacy. The east-facing backyard delivers morning sun and cool afternoon shade. Move-in ready with paved parking stalls, a dedicated boat stall, and a double gravel pad (ample room for vehicle and year-round large trailer storage). Large shed with a roll-up door designed to fit a golf cart plus extra storage. Professionally landscaped with mature trees, fencing, decorative rock, curbing, and two spacious decks—perfect for a fifth wheel, future park model, or mini-home. Sandy beach just outside the gate, community gazebo with fire pits, playground, washrooms/showers, and an upcoming golf course/driving range nearing completion (poised for future value growth). Seasonal marina slips available. Year-Round Recreation: Boating, swimming, trails, ice fishing, skating, and snowshoeing. Only 35 mins from Red Deer, 20 mins to Lacombe, and 5 mins to Bentley on full pavement. Condo Fees Include: Water, sewer, garbage, and grass maintenance. Pet-friendly with approval. Fully set up and immaculate—exceptional value in a prime resort location!