



GRASSROOTS
REALTY GROUP

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130, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2348699



\$399,900

Division:	Sandy Point		
Type:	Residential/Other		
Style:	Park Model		
Size:	1,274 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Central	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	-	LLD:	1-41-11-W5
Exterior:	Aluminum Siding	Zoning:	32
Foundation:	-	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Pantry, Vinyl Windows		

Inclusions: Shed

This turn-key property features modern laminate flooring, a great kitchen island, a pantry, and a dedicated laundry room. Enjoy the mature trees from your fenced yard, complete with a wonderful deck featuring an outdoor firepit and a handy storage shed. Live like you're on vacation year-round! Incredible community perks include a brand-new golf course, marina/boat access, beach, playgrounds, walking paths, beach volleyball, a General Store, and an active summer social committee. Winter lovers can enjoy ice fishing and sledding. All this, and you're only 5 minutes to Bentley for the Saturday Farmers Markets. A fantastic year-round community feel!