

\$369,900 - #111, 41019 Range Road 11, Rural Lacombe County

MLS® #A2203374

\$369,900

2 Bedroom, 2.00 Bathroom, 881 sqft
Residential on 0.10 Acres

Sandy Point, Rural Lacombe County, Alberta

Welcome to Gull Lake's premier gated and secure lakeside community, located on 4.5 km of natural lakefront on the shores of Gull Lake.

Sandy Point offers year around living with conveniences including an inland marina, boat launch, playgrounds, public beach, shower/laundry facilities, snack shack and RV/boat storage. Soon to be opened onsite golf course. This 4 season factory built home exudes class, style and quality with 2 bedrooms and 2 baths. Upgrades galore in this home including; vaulted ceiling, extra-large kitchen island, lighting package, under cabinet lighting, pot lights, black sink in kitchen, central air conditioning, and upgraded black faucets throughout to name a few. Very large kitchen in today's white and black color palette with actual space for a full size dining table. This open plan with windows galore allows an abundance of natural light, perfect for family gatherings. Access 3 ways to your massive wrap around deck with a partially covered area for those rainy evenings. One deck is 32'x10' with the covered part measuring 20'x10'. Gas line to BBQ. See the lake from the south when enjoying your morning coffee. Two large bedrooms including a master with direct access through a cheater door to the 4 piece bath. A convenient 2 piece bath adjacent to other bedroom. Mudroom and laundry area is conveniently located on side of home. Keep cool in the



summer with central A/C. Outside is fully landscaped with matching 10â€™x12â€™ shed. Very well insulated home offering the ability to live full time.

Built in 2021

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2203374 |
| Price | \$369,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 881 |
| Acres | 0.10 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | #111, 41019 Range Road 11 |
| Subdivision | Sandy Point |
| City | Rural Lacombe County |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0C 0J1 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Picnic Area, Playground, Boating, Coin Laundry |
| Utilities | Propane |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters, Vaulted Ceiling(s) |
|-------------------|--|

| | |
|------------|---|
| Appliances | Central Air Conditioner, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Propane |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Private, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | None |



Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 34 |
| Zoning | 32 |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal Lepage Network Realty Corp. |
|----------------|-----------------------------------|

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