

# \$143,500 - 41019 Range Road 11 Unit #9, Rural Lacombe County

MLS® #A2198323

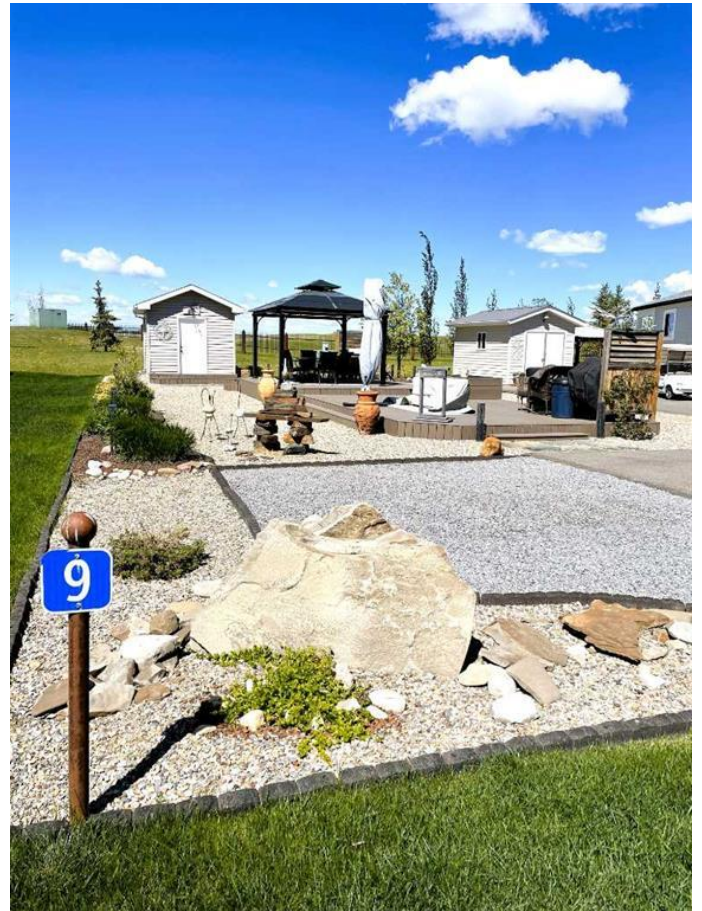
**\$143,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.10 Acres

Sandy Point, Rural Lacombe County, Alberta

Escape to the incredible four-season, gated community of Sandy Point Resort in Gull Lake! This fully matured landscaped lot is located in a quiet cul-de-sac, backing onto the first tee of the golf course and bordered on one side by a grass access path. No neighbors behind you. Whether you are looking for a seasonal retreat or a long-term getaway, this lot offers everything you need. Pull up your RV or put on a modular home.

Lot #9 is in the fully developed phase 1 of the resort and has been meticulously landscaped with perennials, shrubs and trees. No grass to cut so you can enjoy lake living without all the lawn maintenance. All the beds have irrigation systems with timers for added convenience while you are away. The property has 2 decks, the bottom deck is 16'x24' and the top deck is 16'x18'. There is a gazebo with three coolaroo outdoor roller shades. The shed is 10x'12' with power and heavy duty shelving, ideal for a freezer or fridge. There is a paved parking pad for 2 vehicles and extra parking for your boat or golf cart. Sandy Point Resort is close to amenities in Bentley & Lacombe, Sylvan Lake as well as fresh produce from local greenhouses and U Pick Berry Farms. This is A Beautiful gated community that includes a community gazebo with fire pit, showers, bathrooms, laundry facilities, playgrounds and a short walk or golf cart trip to Sandy Point Beach! Off site amenities offer a



driving range, gated storage compound, community garden area, convenience store, marina with gas and propane services, seasonal restaurant with rooftop patio and soon to be opened 12-hole Golf Course! This is a great opportunity to own a lake lot in of Alberta's most sought after resort.

### Essential Information

MLS® #	A2198323
Price	\$143,500
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	41019 Range Road 11 Unit #9
Subdivision	Sandy Point
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### Amenities

Amenities	Beach Access, Gazebo, Picnic Area, Playground, Boating, Coin Laundry, RV/Boat Storage
-----------	---------------------------------------------------------------------------------------

### Additional Information

Date Listed	March 1st, 2025
Days on Market	36
Zoning	REC

### Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.