# \$425,000 - 165, 41019 Range Road 11, Rural Lacombe County

MLS® #A2190253

## \$425,000

3 Bedroom, 1.00 Bathroom, 1,079 sqft Single Family on 0.10 Acres

Sandy Point, Rural Lacombe County, Alberta

Year-Round Luxury at Sandy Point â€" A Recreational Paradise! Discover the ultimate four-season retreat at Sandy Point, a premier lakeside community on the west shores of Gull Lake, near Bentley with access to beautiful bike trail system. Whether you're looking for adventure or relaxation, this vibrant resort has it all. Enjoy an inland marina, boat launch, playgrounds, laundry/shower facilities, a community gazebo with a fire pit, and boat/RV storage. Plus, opening in spring 2025â€"a 12-hole golf course, a future clubhouse and a pickleball court/skating rink! With direct access to the beautiful and clean County Beach, Sandy Point is truly a recreational haven. A Custom-Built 2019 Home Designed for Comfort & Style This one-of-a-kind custom 3 bedroom-built home stands apart, offering exceptional quality, thoughtful design and 1078 sq.ft. spacious living. Strategically designed to maximize the pie-shaped lot, it boasts an extra-wide open-concept living area with vaulted ceilings in the kitchen, dining, and living spacesâ€"creating a bright and airy atmosphere perfect for entertaining. Thoughtful Interior Features • Welcoming Entryway: Bright and spacious, featuring large windows and two sliding doors leading to front and back decks. • Gourmet Kitchen: Custom-designed with beautiful countertops, a large island, a corner pantry, stunning cabinetry and a full appliance package. •







Everything like new! Southeast-Facing Deck: Step outside from the dining/kitchen area to enjoy morning coffee with the sunrise, host a BBQ or soak in the warmth of the sun. • Primary Bedroom Retreat: A peaceful escape with a clothes/storage closet and a private entrance to the main bathroom (complete with shower, toilet, and sink). • Two Versatile Guest Bedrooms: Perfect for a queen bed, office, or flex space. • Stackable Washer & Dryer for added convenience. • Ample Storage: Smartly designed closets throughout to maximize space, plus additional storage in the entryway. Outdoor Oasis: The landscaped b ackyard is a true highlight, featuring mature trees, perennial shrubs, a grassy area, a shed and a fire-pit for cozy evenings or afternoon gatherings. A large storage shed offers plenty of room for a workshop, golf cart storage, or extra gear, with under-home access for additional storage. The front of the property provides parking for two vehicles. Additional Features & Utilities • Central A/C for summer comfort • \*\*Heat tape on all water plumbing. Shed is 9x14, Deck: back 44x10 and front 22x8. Propane tanks are owned by the seller.AC added in 2022, Dishwasher new in 2024, front paved in 2022 sealed in 2023. (id:36535)

Built in 2019

### **Essential Information**

Listing # A2190253
Price \$425,000

Bedrooms 3

Bathrooms 1.00

Square Footage 1,079 Acres 0.10

Year Built 2019

Type Single Family

Sub-Type Bare Land Condo

# **Community Information**

Address 165, 41019 Range Road 11

Subdivision Sandy Point

City Rural Lacombe County

Province Alberta
Postal Code T0C0J1

## **Amenities**

Amenities Golf Course, Park, Playground, Water Nearby, Laundry Facility
Features Other, PVC window, Closet Organizers, No Smoking Home, Level

Parking Spaces 2

Parking Pad, See Remarks

#### Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo,

Window Coverings, Washer/Dryer Stack-Up

Heating Central heating

Cooling None

# of Stories 1

Basement Type None

#### **Exterior**

Exterior Vinyl siding

Exterior Features Landscaped, Lawn

Construction Wood frame

Foundation Piled

## **Listing Details**

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