# \$455,000 - 143, 41019 Range Road 11, Rural Lacombe County

MLS® #A2214813

# \$455,000

2 Bedroom, 2.00 Bathroom, 1,040 sqft Residential on 0.10 Acres

Sandy Point, Rural Lacombe County, Alberta

Welcome to Southview at Sandy Point, where upscale comfort and year-round lake living come together on the scenic southwest shores of Gull Lake. This modern and stylish 2-bedroom, 2-bathroom modular home was built in 2021 and offers 1,040 square feet of thoughtfully designed, open-concept living space that's perfect for both relaxing and entertaining. Inside, you'II find a bright and airy layout with vaulted beamed ceilings, a spacious kitchen featuring an island, breakfast bar, full pantry, and stainless steel appliances, along with a full-size laundry area for convenience. The living room is centered around a cozy fireplace, while large windows fill the space with natural light and showcase serene views of the surrounding landscape. The primary bedroom offers a quiet retreat with a generous walk-in closet and its own private ensuite, while the second bedroom and full 4-piece bathroom provide comfortable space for guests or family. Step outside to a large wraparound deck, where you can enjoy morning coffee, summer BBQs, and evenings around the firepitâ€"all with no rear neighbours and a peaceful backdrop of the future golf course fairways. The fully fenced, zero-maintenance yard is beautifully landscaped and includes a storage shed, providing the perfect balance of privacy and outdoor living without the upkeep. Located in the gated, year-round Southview community at







Sandy Point Resort, this property comes with access to one of Central Alberta's most desirable lake destinations. Residents enjoy a wide array of resort-style amenities including a public sandy beach, marina, playgrounds, walking trails, picnic areas, RV and boat storage, and more. Whether you're a boating enthusiast, a nature lover, or someone simply looking to unwind and live a more relaxed lifestyle, Southview has something for everyone. The community allows for year-round residencyâ€"not just seasonal useâ€"making it ideal for full-time living, weekend escapes, or more. Located just minutes from Bentley, a short drive to Sylvan Lake and Red Deer, and under 2 hours from both Calgary and Edmonton, this location combines convenience with the calm and beauty of lake life. Amazing opportunity to own a piece of paradiseâ€"move-in ready, low maintenance, and fully equipped to help you enjoy lakeside living 365 days a year.

Built in 2021

#### **Essential Information**

MLS® # A2214813

Price \$455,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,040 Acres 0.10 Year Built 2021

Type Residential
Sub-Type Detached
Style Park Model

Status Active

# **Community Information**

Address 143, 41019 Range Road 11

Subdivision Sandy Point

City Rural Lacombe County

County Lacombe County

Province Alberta
Postal Code T0C 0J1

## **Amenities**

Amenities Beach Access, Boating, Community Gardens, Park, Parking, Picnic

Area, Playground, Trash, Gazebo, Laundry, RV/Boat Storage

Parking Spaces 2

Parking Off Street

### Interior

Interior Features Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen

Island, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer, Oven

Heating Forced Air, Propane

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Propane

Basement None

## **Exterior**

Exterior Features Private Yard, Storage

Lot Description Backs on to Park/Green Space, Landscaped, Level, Low Maintenance

Landscape, No Neighbours Behind, Views, On Golf Course

Roof Asphalt, Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Piling(s)

#### Additional Information

Date Listed July 11th, 2025

Days on Market 110

Zoning 32

# **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

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