



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

40, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2273448



\$349,700

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	1-41-1-W5
Exterior:	Vinyl Siding	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, No Smoking Home		
Inclusions:	Light Fixtures, Built in Shelving, Deck Gazebo and Shed		

Enjoy year-round living at Sandy Point on Gull Lake. This well-kept 2021 modular sits on one of the large water-backing lots in the park and offers a comfortable, modern living space. The home includes upgraded blinds, added shelving for improved storage, a quality washer and dryer set, and several thoughtful updates that enhance overall functionality. Outside, the property features a concrete pad, a deck with a covered gazebo, and a clean, luxurious outdoor space. A great four-season option with access to community amenities including the marina, walking paths, golf course, and beach areas.