

**143, 41019 Range Road 11
Rural Lacombe County, Alberta**

MLS # A2214813



\$455,000

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	1,040 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Linoleum	Sewer:	Private Sewer
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Shed		

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'll 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 firepit—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 residency—not just seasonal use—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 paradise—move-in ready, low maintenance, and fully equipped to help you enjoy lakeside living 365 days a year.