

**36, 41019 Range Road 11
Rural Lacombe County, Alberta****MLS # A2263374****\$125,000****Division:** Sandy Point**Lot Size:** 0.13 Acre**Lot Feat:** -**By Town:** Bentley**LLD:** 1-41-1-W5**Zoning:** 32**Water:** Co-operative**Sewer:** -**Utilities:** -

One and only piece of paradise! Not like others - this large lot comes with mature trees and privacy! It comes with it all - you will not find anywhere else! Life at the Lake is relaxing and fun at the same time! This gated community has everything you need and more! Enjoy all the outdoor activities that come along with Winter and Summer! Life at Gull Lake is great and fun, wait to see the beach! Wow! Go boating, fishing, (golfing in the future), walking, swimming, ice fishing, skating, snowshoeing, or country skiing with the kids on the lake and enjoy the great outdoors! This lot is in Phase 1, which means you are within walking distance to various amenities that the resort has to offer and in the centre of attention. It backs onto a green strip behind and full of mature trees - only for privacy lovers! Seller nicely fenced the yard and paved 2 parking spots in the front as well as there is room for a boat. This lot is located across from community bathrooms and laundry facilities. Resort includes a Community gazebo with fire pit, changing rooms, showers and bathrooms, golf course (coming soon), driving range, playground. Marina with bat launch is available for rent at additional cost plus (depends where) for a season May to September. All of this is just a 35-minute drive from Red Deer, 20 minutes to Lacombe and 5 minutes to Bentley! This immaculate lot is ready to go! Easy to park a large trailer which can stay here all winter. This recreational property is one of the best and priced reasonably. With all the work the seller has done to the property and once the golf course is completed, the property value will only go UP! Enjoy it as is or to build your future mini home (park model/mobile). Located close to the games center and the community gazebo. Perfect for relaxing after a long day of work. There is a double graveled parking spot for your vehicles to park. Condo fee includes water, sewer, garbage as well as grass maintenance except for weed control. Pets are welcome with approval; they must be contained, secured and on the leash when walked. Fencing is allowed. Some restrictions apply with regards to building (size) and improvements. All located on the pavement all set up and ready to move in. The county maintains the land outside of the gate of beautiful Sandy Beach. Park model next door #37 will be available for sale shortly if a family wants to buy a combo! Great community to enjoy the summer in!