

\$235,000 - 46, 41019 Range Road 11, Rural Lacombe County

MLS® #A2266148

\$235,000

2 Bedroom, 1.00 Bathroom, 538 sqft
Residential on 0.15 Acres

Sandy Point, Rural Lacombe County, Alberta

Experience affordable lake living with this oversized, beautifully landscaped lot located just steps from the marina, offering exceptional privacy and unobstructed lake views. Situated in the prestigious Sandy Point Resort on the southwest shores of Gull Lake, this property includes a Fairmont Country Manor Park Model designed for true four-season use, making it ideal as a recreational retreat, year-round residence, or revenue opportunity.

The bright open-concept interior features vaulted ceilings, upgraded finishes, and large windows that create a warm and inviting atmosphere. The kitchen is equipped with rich dark cabinetry, full-size stainless steel appliances, and generous storage, flowing easily into the living area where a built-in electric fireplace adds comfort and ambiance in every season. The added convenience of a stacked in-unit washer and dryer enhances year-round functionality. With two bedrooms, this home comfortably sleeps six. The primary bedroom includes a built-in wardrobe, while the second bedroom features double bunk beds designed to accommodate four guests. A full four-piece bathroom completes the interior with residential-style comfort.

Outside, the lot is fully fenced and landscaped, with a 16x16 deck for outdoor dining and relaxation, a dedicated fire pit area, and a



10â€™x14â€™ storage shed providing ample room for lake equipment, tools, or recreational gear. The spacious lot also allows flexibility for future development or expanded outdoor living space. Whether you are boating, golfing, walking the trails, or relaxing by the fire, this property offers the perfect blend of nature, recreation, and comfort. Immediate possession is available, allowing you to begin enjoying the lake lifestyle without delay.

Built in 2013

Essential Information

MLS® #	A2266148
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	538
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

Community Information

Address	46, 41019 Range Road 11
Subdivision	Sandy Point
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C0J0

Amenities

Amenities	Trash, Beach Access, Boating, Clubhouse, Playground, Park
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	October 21st, 2025
Days on Market	1
Zoning	32

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.