

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

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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 | 13                 |
| Zoning         | 32                 |

## Listing Details

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

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