

\$455,000 - 143, 41019 Range Road 11, Rural Lacombe County

MLS® #A2214813

\$455,000

2 Bedroom, 2.00 Bathroom, 1,040 sqft
Residential on 0.10 Acres

Sandy Point, Rural Lacombe County, Alberta

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.

Built in 2021

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214813 |
| Price | \$455,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,040 |
| Acres | 0.10 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Park Model |
| Status | Active |

Community Information

| | |
|---------|--------------------------|
| Address | 143, 41019 Range Road 11 |
|---------|--------------------------|

| | |
|-------------|----------------------|
| Subdivision | Sandy Point |
| City | Rural Lacombe County |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0C 0J1 |

Amenities

| | |
|----------------|---|
| Amenities | Beach Access, Boating, Community Gardens, Park, Parking, Playground, RV/Boat Storage, Trash, Gazebo, Laundry, Picnic Area |
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Beamed Ceilings |
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Oven |
| Heating | Forced Air, Propane |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Propane |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Storage |
| Lot Description | Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Views |
| Roof | Asphalt, Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 23 |
| Zoning | 32 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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