\$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'II 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 firepitâ€"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 residencyâ€"not just seasonal useâ€"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 paradiseâ€"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, Picnic

Area, Playground, Trash, Gazebo, Laundry, RV/Boat Storage

Parking Spaces 2

Parking Off Street

Interior

Interior Features Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen

Island, Open Floorplan, Pantry, Walk-In Closet(s)

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, Views, On Golf Course

Roof Asphalt, Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Piling(s)

Additional Information

Date Listed July 11th, 2025

Days on Market 113

Zoning 32

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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