

130, 41019 RR 11  
Rural Lacombe County, Alberta

MLS # A2263757



# \$435,000

<b>Division:</b>	Sandy Point		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	1-41-1-W5
<b>Exterior:</b>	Aluminum Siding , Manufactured Floor Joist, Metal Frame, Vinyl Siding, Wood Paneling	<b>Zoning:</b>	32
<b>Foundation:</b>	Piling(s), Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

Escape to this incredible modular home nestled in the secure, gated community of Sandy Point at Gull Lake. This is the ultimate entertainer's retreat! The open-concept interior is designed to effortlessly host large gatherings—you can comfortably fit 30 of your closest friends inside. This beautiful home boasts 3 spacious bedrooms and 2 full baths, Pantry and Laundry Room. Step outside to your private oasis: a fenced yard for privacy, a large deck perfect for summer BBQs, and a cozy outdoor space complete with a fireplace nestled among the trees. Plus, a handy storage shed keeps your gear organized. But it's more than a home; it's a vibrant, welcoming lifestyle. Cruise the golf cart-friendly streets to the marina, golf course, or private beach. The on-site activity crew ensures a summer packed with fun, surrounded by neighbors who become family.