

\$454,900 - 93, 41019 Range Road 11, Rural Lacombe County

MLS® #A2218528

\$454,900

2 Bedroom, 2.00 Bathroom, 1,362 sqft
Single Family on 0.10 Acres

Sandy Point, Rural Lacombe County, Alberta

Step into this beautiful LAKE HOME ..1,362 sq ft at Gull Lake, Alberta, where every detail has been meticulously planned for comfort, style, and convenience. From the moment you arrive, youâ€™ll be charmed by the covered front porch and elegant double French doors, welcoming you into a spacious open-concept living area that seamlessly blends the living room, kitchen, and dining space. The chefâ€™s kitchen is a true highlight, featuring abundant storage, an oversized center island, under cabinet lighting and sleek stainless steel appliancesâ€”including a microwave that doubles as a convection oven. Triple-glazed windows flood the home with natural light with some of them being tinted keeping it cool and comfortable, complemented by central air conditioning for those warm summer days. The primary bedroom is generously sized and includes a private 3-piece ensuite. A second bedroom is perfect for guests or children, offering convenient access to the main bathroom via a cheater door. Additional features include a dedicated computer room and a laundry room for added functionality. Step outside to enjoy not one, but two fabulous decks! The first offers a cozy, private retreat, while the expansive second deck is ideal for entertaining. A fully finished â€œman shedâ€• provides the perfect space for hobbies or relaxation. This property is designed for low maintenance living, with



artificial grass, composite decking, paved walkways, and durable hardy board siding. Peace of mind comes standard with a Generac emergency generator system, ensuring you™re never without power. Additional thoughtful touches include hot and cold outdoor taps and a weather vane that remotely displays temperature, wind speed, and direction. Located in one of Alberta™s most desirable lake communities, you™re just steps from the magnificent BEACH!. Friends with RVs? The nearby campground makes hosting a breeze. Enjoy local amenities such as an open driving range and coming soon 12-hole golf course. The community takes great pride in its friendly atmosphere, with regular gatherings around the campfire and shared meals at the community center.

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Built in 2017

Essential Information

Listing #	A2218528
Price	\$454,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,362
Acres	0.10
Year Built	2017
Type	Single Family
Sub-Type	Bare Land Condo
Style	Mobile Home

Community Information

Address	93, 41019 Range Road 11
Subdivision	Sandy Point
City	Rural Lacombe County
Province	Alberta
Postal Code	T0C2J0

Amenities

Amenities	Playground, Water Nearby
Features	See remarks, PVC window, Closet Organizers
Parking Spaces	2
Parking	None

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Composite Siding
Construction	Wood frame, Steel frame
Foundation	Piled

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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Listing information last updated on October 22nd, 2025 at 11:46am PDT