

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

---

MLS® #A2218528

**\$454,900**

2 Bedroom, 2.00 Bathroom, 1,362 sqft  
Residential 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 œœman shedœœ 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 youœ™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 Albertaœ™s most desirable lake communities, youœ™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.

Built in 2017

Essential Information

MLS® #	A2218528
Price	\$454,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,362
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modular Home

Status	Active
--------	--------

### Community Information

Address	93, 41019 Range Road 11
Subdivision	Sandy Point
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 2J0

### Amenities

Amenities	Beach Access, Coin Laundry, Playground
Parking Spaces	2
Parking	None

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Paved, See Remarks
Roof	Asphalt
Construction	Composite Siding, Metal Frame, Wood Frame, Manufactured Floor Joist
Foundation	Piling(s)

### Additional Information

Date Listed	May 7th, 2025
Days on Market	96
Zoning	rv1

### Listing Details

Listing Office

Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.