

\$170,000 - 116, 41019 Range Road 116, Rural Lacombe County

MLS® #A2207240

\$170,000

0 Bedroom, 0.00 Bathroom,
Land on 0.10 Acres

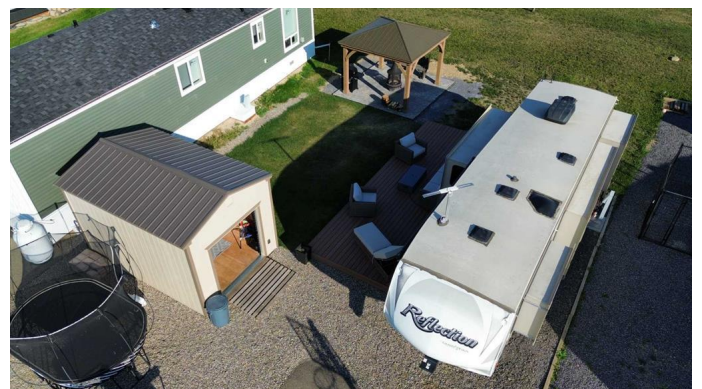
Sandy Point, Rural Lacombe County, Alberta

Welcome to this PRIME four-season lot located in Southview at Sandy Point Resort & RV Park. This lot itself is fully developed, and the only thing remaining, should you desire it, is to add a fence. The lot is also spacious enough to accommodate a mobile home, offering the potential for year-round living if that's something you might consider.

For families, there are two playgrounds on-site, with one located just a short walk from the lot. There are also two shower and bathroom bays, a short walk away, each equipped with approximately three bathrooms and four showers for your convenience. On-site laundry facilities are available within a short walk as well.

The golf course development is complete and is scheduled to open at the end of the season. As a lot owner, you have access to the open driving range to practice your swing. A GOLF CART IS INCLUDED with the lot, so there's no need to bring your own. You'll also find a convenient golf cart path that connects you to the Marina, the restaurant located above it, the beach, and the golf course itself, making it easy to access everything.

For gatherings and entertainment, a huge PUBLIC gazebo is perfect for hosting family events or parties and is located a short stroll from this lot. On the property, there is also a powered private gazebo that features its own patio fire pit, and there's also a stone fire pit



located behind the trailer surrounded by pea gravel for added comfort and safety. Inside the POWERED shed with a POWERED overhead door, you'll find a fridge, a microwave, and a huge freezer, providing extra storage and convenience.

As a bonus, there is a collection of water toys, including a paddleboard, life jackets, and a canoe, which the sellers would be willing to include in the sale if the buyer is interested. A composite deck is positioned conveniently beside the trailer parking so you can bring along your trailer and park it here year-round, OR buy the current fifth wheel on the property for \$35,000.00. This fifth wheel is the top of the line, it is a 2014 Grand Design Reflection 323 BHS, and its features check all the boxes, as well it's four season ready, so come out and use it all year round! It has four slide outs, can sleep up to 9 people, has air conditioning, carpet and vinyl flooring, a power awning, a HUGE outdoor kitchen and outdoor shower and a full bathroom with a stand-up shower.

Essential Information

MLS® #	A2207240
Price	\$170,000
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	116, 41019 Range Road 116
Subdivision	Sandy Point
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Amenities Beach Access, Boating, Park, Playground

Additional Information

Date Listed April 1st, 2025
Days on Market 116
Zoning 32

Listing Details

Listing Office Coldwell Banker Ontrack Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.