

# \$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'll 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 firepit—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 residency—not just seasonal use—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 paradise—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 | 31              |
| Zoning         | 32              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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