

# \$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	49
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.