

# \$339,000 - 41019 Range Road 11, Bentley

MLS® #A2100012

**\$339,000**

3 Bedroom, 2.00 Bathroom, 928 sqft  
Residential on 0.10 Acres

N/A, Bentley, Alberta

Lake Home in the year-round gated community!!! Rare 3 bedroom, 2 bath modular on an oversized lot in the year-round resort of Sandy Point on the southwest shores of Gull Lake, between Edmonton & Calgary and 5 minutes to the town of Bentley. This well-thought-out floor plan features vaulted stainless steel appliances, including a gas stove, many rich dark cabinetry, raised breakfast bar island, a corner fireplace, and an open concept perfect for entertaining. Plenty of storage and the 2 extra bedrooms are great for the family & company. The primary room has a walk-in closet and 3 piece ensuite! Plus full laundry. Outside take your family or company out side to bask in the sun on the 750 square foot deck with aluminum glass railing with built-in lighting all around, dura deck flooring, wired-in for post light on 3 pillars, and roll-out storage underneath! Also, a 10 x 15 foot shed with R20 insulation in the floor, wall, and ceiling with an electric thermostatic heater for safe year-round storage. 100 amp power with communal water and sewer. Start enjoying summers OR winters at the lake today in this one-of-a-kind Resort that includes an Inland Marina and boat launch with a rooftop marina restaurant & pub. There are a large Public Sandy Beach, playgrounds, miles of Walking Trails, and Shower/Laundry Facilities. The setting for Sandy Point Resort is located on 800 acres of spectacular landscape, with 4.5 kilometers of pristine natural lakefront Coming soon is a 12-hole Golf Course, clubhouse and



above-ground swimming Pool (under construction), outdoor recreation areas including pickle ball court, horseshoe pits, community firepit area, driving range. And in the winter skate on the outdoor skating and curing rink, and ice fishing. This is a wonderful and warm and tight community with festivities and events for every age group. and every season. For extra guests, there are RV camping sites, and for those that would like to enjoy a garage, that can be rented. This lake home can be your all-season get-a-way for your family, retirement, or perfect for snowbirds. The resort is home to every age group and family dynamics. Explore this unique year-round living resort and with affordable lake living, you can make your dream a reality.

Built in 2016

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2100012     |
| Price          | \$339,000    |
| Sold Price     | \$325,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 928          |
| Acres          | 0.10         |
| Year Built     | 2016         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Sold         |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 41019 Range Road 11 |
| Subdivision | N/A                 |
| City        | Bentley             |

|             |                |
|-------------|----------------|
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0C 0J0        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Beach Access, Boating, Golf Course |
| Parking Spaces | 2                                  |
| Parking        | Parking Pad                        |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Recreation Facilities, Vinyl Windows |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer        |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas, Living Room                                                    |
| Basement          | None                                                                |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Courtyard, Playground |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Piling(s)             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 5th, 2024  |
| Date Sold      | January 18th, 2024 |
| Days on Market | 13                 |
| Zoning         | REC                |
| HOA Fees       | 0.00               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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