

# \$455,000 - 130 Sandy Point, Bentley

MLS® #A2215283

## \$455,000

2 Bedroom, 1.00 Bathroom, 1,184 sqft

Residential on 0.07 Acres

NONE, Bentley, Alberta

Should you be looking for a fantastic place to relax and enjoy living, then here it is! This is one of the finest places in the Sandy Point subdivision. This house is equipped with open concept Kitchen, Living room, Designer Kitchen with modern color and the newest in Air fryer stove and oven! Main floor laundry, storage, 4pc bath and three piece Master ensuite complete the main structure. There is a 12x 12 addition which will bring the 1100 sq. ft together. With all the summer and winter fun thing to do like, boating, swimming, golf, snow shoeing and walks there will not be any time to say I have nothing to DO! Should you need groceries, commerce the Town of Bentley and Lacombe is just a short travel away! Great community, people bring life long memories, this is the place for you!

Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215283    |
| Price          | \$455,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,184       |
| Acres          | 0.07        |
| Year Built     | 2016        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 130 Sandy Point |
| Subdivision | NONE            |
| City        | Bentley         |
| County      | Lacombe County  |
| Province    | Alberta         |
| Postal Code | T0C 0J1         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Boating, Clubhouse, Coin Laundry, Laundry, Picnic Area, Playground |
| Parking Spaces | 2  |
| Parking        | Parking Pad  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, See Remarks, Washer, Window Coverings                                    |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Basement          | None  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Storage   |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Flag Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Metal Frame, Vinyl Siding, Wood Frame, Aluminum Siding, Manufactured Floor Joist                    |
| Foundation        | Piling(s), Pillar/Post/Pier   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 3                |
| Zoning         | 32               |

**Listing Details**

Listing Office                    Maxwell Capital Realty (Rimbey)

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.