



GRASSROOTS
REALTY GROUP

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19, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2229316



\$379,000

Division:	DeGraff Resort		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	960 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Beach, Lake		

Heating:	Forced Air, Propane	Water:	Shared Well
Floors:	Linoleum	Sewer:	Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	\$ 177
Basement:	None	LLD:	22-41-28-W4
Exterior:	Vinyl Siding	Zoning:	32
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: stove, refrigerator, dishwasher, washer, dryer, window coverings-all, r/o water system, a/c unit, propane tank, shed, boat slip, boat lift, golf cart "as-is", sea-doo "as-is"

LAKEFRONT LOCATION | STEPS TO THE BEACH & PLAYGROUND | TURN-KEY VACATION HOME ~ This is the one you've been waiting for—your fully equipped summer getaway in DeGraff's Resort on the east shores of Gull Lake! Just steps to the sandy beach and playground, this lakefront 3-season modular home is loaded with extras and ready for immediate enjoyment.~ Included: boat lift, boat slip, golf cart, Sea-Doo—and the option to purchase fully turn-key with furniture, housewares, paddle board, kayak, and more.~ Built in 2021, this modern and low-maintenance home offers a smart layout with an open-concept kitchen, dining, and living area that flows onto a covered 8x20 ft deck—perfect for summer BBQs or relaxing in the shade. ~ The primary bedroom includes a walk-in closet and private ensuite, with a second bedroom, 4-piece bath, and a flex room/office that can be used as an extra sleeping space.~ Central A/C keeps things cool on hot summer days, while the backyard offers private views of mature trees and a natural pond—your own peaceful retreat. ~ DeGraff's Resort is a gated, family-friendly community with outstanding amenities: Private boat launch ~ Walking trails and natural green space ~ Horseshoe pits, pickleball & basketball courts ~ Two playgrounds, in-ground trampolines, and year-round washroom/shower facilities ~ Whether you're seeking the perfect summer basecamp or a low-stress, high-fun lifestyle at the lake, this property delivers exceptional value and lifestyle in one of Central Alberta's most desirable resort communities.