



GRASSROOTS
REALTY GROUP

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22, 41310 282 Range
Lacombe, Alberta

MLS # A2239710



\$249,000

Division:	None		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	542 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Front Drive, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lake, Lawn, Level, P		

Heating: Forced Air

Floors: Vinyl

Roof: Metal

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Block

Features: Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 177

LLD: 22-41-28-W5

Zoning: RVR

Utilities: -

Inclusions: shed, full sized fridge in shed, firepit, table and chairs by the shed, hose, hose reel, small canopy by the covered deck, bbq is staying, mower, dishes, pots, pans, utensils, golf cart (gasoline powered), bell satellite dish, outdoor speaks and tuner, TV, soundbar, & speakers in the front living room; towels, garburator, garbage cans plus more; there is an RV parking stall at the top of the hill;

Visit REALTOR® website for additional information. Welcome to this totally turnkey park model home sitting on the best lot at DeGraff's Resort — a rare, lakefront end lot tucked inside a gated community, surrounded by nature, & offering resort-style living. The main living area is open & welcoming with large windows facing the lake, a fireplace, a pull-out couch/bed for guests & a stylish kitchen with an island & breakfast bar plus all cupboards & drawers are soft closing. It includes 1 bed, a 4-pc bath, & laundry, just steps from the lake. Enjoy morning coffees or evening sunsets from the covered deck or step onto the exposed aggregate patio with panoramic lake views & a shed offering storage. With a boat slip available for purchase, enjoy being on the water in no time. Whether looking for a weekend getaway or a seasonal retreat, this is lakeside living at its finest. Includes parking for three vehicles and a golf cart at the unit plus an RV parking spot in the lot at the top of the development..