



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

19, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2246021



\$357,000

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:	-
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.