



GRASSROOTS
REALTY GROUP

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2, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2258853



\$234,900

Division:	DeGraff Resort		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	545 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Beach, Cul-De-Sac, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 177
Basement:	None	LLD:	22-41-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RVR
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Soaking Tub		

Inclusions: major furnishings inside house, plus brown table & chairs; couch (queen hide-a-bed), tables, chairs

Visit REALTOR® website for additional information. This lakeside mobile home is located at DeGraff's Resort, a 3-season gated community, offering 2 bedrooms, a 4 pc bathroom, A/C, a private yard & backs onto a treed area with direct access to a shared private beach. Step inside and be greeted by high ceilings, an open floor plan, and walls of windows that flood the home with natural light while framing peaceful views. The inviting main living area features a cozy electric fireplace with a mantel, built-in surround sound speakers, and direct access to a large deck—ideal for morning coffee or sunset gatherings. The kitchen is thoughtfully designed with natural wood cabinets, a breakfast bar, a pantry, and a gas range, making meal prep a pleasure. The primary bedroom offers generous built-in storage, and the second bedroom is designed with custom bunk beds. A full 4-piece bath and a stacked washer/dryer add comfort and everyday ease. Outside, enjoy a private yard with a fire pit and a beautiful walking path with direct access to the beach, four parking stalls, plus one extra parking spot in the RV parking area at the top of the hill, giving you plenty of room for lake toys. Have fun with family and friends while taking advantage of all the great amenities—basketball and pickleball courts, a huge playground, trampolines, and nature trails and hiking paths. For your comfort, there are also public washrooms and a shower house with laundry facilities. Whether unwinding indoors or soaking up the views outside, this lakeside property is the ticket to the resort lifestyle you've been dreaming of.