



**GRASSROOTS**  
REALTY GROUP

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**34, 41310 282 Range Road  
Rural Lacombe County, Alberta**

**MLS # A2260518**



**\$185,000**

**Division:** DeGraff Resort

**Lot Size:** 0.08 Acre

**Lot Feat:** -

**By Town:** Gull Lake

**LLD:** 22-41-28-W4

**Zoning:** R-RVR

**Water:** Public

**Sewer:** -

**Utilities:** -

Visit REALTOR® website for additional information. Looking for a getaway that's equal parts cozy retreat and family adventure basecamp? This recreational lot in the gated, family-friendly community of DeGraff's Resort at Gull Lake has everything you need to make lake life easy and fun. Included is a 2021 Destination Trailer, 42 feet long with 124x42 sq ft of living space, that feels more like a stylish tiny home than a camper. Step inside this and find a private bedroom and two cozy lofts, along with a full three-piece bath for comfort after a day outdoors. The inviting living room features an electric fireplace with a mantle and TV above, perfect for relaxing evenings. A stylish kitchen offers laminate counters, a convenient breakfast bar, and a charming nook for a small dining table framed by large windows that fill the space with natural light. Step outside and enjoy a deck, plus a graveled area to gather around the firepit, a handy storage shed, and a bonus storage box. Everything inside and out can be included, making this the ultimate turn-key retreat. The lot itself backs onto a peaceful wooded area, offering both shade and privacy with that perfect "cabin in the woods" feel. Enjoy the resort amenities that include basketball and pickleball courts, a huge playground, trampolines, and miles of nature trails and hiking paths. For added convenience, there are also public washrooms, a shower house, and laundry facilities. Condo fees of just \$176.52/month cover maintenance, sewer, water, trash, snow removal, and security, so you can relax and focus on enjoying your time.