



101, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2297769



\$459,000

Division:	DeGraff Resort		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,470 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, See Remarks
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 214
Basement:	None	LLD:	22-41-28-W4
Exterior:	Vinyl Siding	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, central A/C, water softener

Experience the best of lake life in this stunning year-round home at DeGraff RV and Residence Resort, a gated community on Gull Lake's eastern shore. This lakeside resort boasts a sandy beach, playgrounds, horseshoe pits, pickleball and basketball courts, boat and fishing docks, a private boat launch, and scenic walking trails. Residents enjoy conveniences such as a community water and septic system, public showers and bathrooms, laundry facilities, and a vibrant activity center for gatherings and events. Lot 101, larger than most and offering a gently sloping lawn area bordered by mature trees, sits in a premium location and was originally the showcase of the development. It is enhanced by a modern, spacious manufactured home perfectly positioned to capture breathtaking views of sunrises and sunsets. In pristine, like-new condition, this home offers an inviting open-concept main living area under vaulted ceilings, three bedrooms, and two full baths. A 12x16 addition provides a versatile space for an office or craft room, complete with a built-in desk and custom cabinetry. The expansive west facing deck is a perfect place to entertain guests, or to simply relax and enjoy the peace, privacy and stunning views. Additional features include pantry storage, a reverse osmosis water softener, and central air conditioning. Outside, storage solutions are intelligently integrated alongside and beneath the home, providing secure space for yard tools and toys. A front driveway accommodates up to six vehicles, while the community storage yard is ideal for your boat or RV. Garage options are also available for indoor parking or project work. This gorgeous home in a picturesque location is poised to offer a new chapter in your lakefront lifestyle.