



GRASSROOTS
REALTY GROUP

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

26, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2159874



\$139,900

Division: DeGraff Resort

Lot Size: 0.08 Acre

Lot Feat: -

By Town: Blackfalds

LLD: 22-41-28-W4

Zoning: 32

Water: -

Sewer: -

Utilities: -

Welcome to your 3-Season home located at DeGraff's RV Resort. Nicely treed lot 40' X 85' with the option to lease an additional 10' feet at the rear from the County of Lacombe for \$300.00 per year. Included is this 2013 Sunset Trail 5th wheel featuring an electric fireplace, spacious primary bedroom, 2nd bedroom with bunk beds and a pull-out couch plus 2 bathrooms. All furnishings included plus a 10 X 15 storage shed, gazebo, deck, patio furniture and bar-b q . The De Graff RV and Residence Resort is located in the heart of Central Alberta, just 15 minutes west of Lacombe. Positioned on the eastern shores of Gull Lake, the resort is easily accessible from Highway 12 and offers the perfect opportunity to own your own lot. Explore the 2000-meter walking trails, have a picnic by the pond, build sandcastles on the beach, or challenge your friends to a game at the horseshoe pits. Sports enthusiasts can enjoy the pickleball and basketball courts, as well as nearby golf courses at Lacombe Golf and Country Club, Nursery, and Ponoka GCC. Families with children will love the two playgrounds, fishing docks, and private boat launches. The resort also provides year-round washrooms and shower facilities. Park maintenance and water are included in the condo fees of only \$176.52 per month.