



**GRASSROOTS**  
REALTY GROUP

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**62, 41310 282 Range**  
**Rural Lacombe County, Alberta**

**MLS # A2192228**



**\$95,000**

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**Division:** DeGraff Resort

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**Lot Size:** 0.07 Acre

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**Lot Feat:** Back Yard, Environmental Reserve

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**By Town:** Bentley

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

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**Zoning:** 32

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**Water:** Shared Well

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**Sewer:** -

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**Utilities:** -

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The dream of owning a property at the lake is now a possibility. At De Graffs RV Resort you get a lot for an affordable price. Situated on the east side of Gull Lake, fully serviced lot can host your own RV or can purchase the sellers 2009 36ft 5th wheel for an additional \$36,000. Propane heated (can take over tank rental) , water well and septic system all tied into your unit. The lot has a great deck for BBQs and hanging out. There is a nice size Storage shed that also doubles as garage for your golf cart or purchase sellers! The mature lot has lots of great flowers and trees that give it some added privacy. Roast marshmallows around the fire and star gaze while enjoying the company of friends and family. De Graffs is host to your own private boat launch, beaches, horse shoe pits, ground level trampolines, pickle ball courts, basketball courts, laundry, Year round washrooms and shower facilities , 2 playgrounds, a club house, walking trails, extra storage space (included) and garage bays (for lease), fishing docks, and its a fully gated community! This lot is in the 2 season side of the resort and doesn't operate year round like in other phases of the community. Unit is now Winterized.