



GRASSROOTS
REALTY GROUP

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76, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2200701



\$154,900

Division:	DeGraff Resort		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	543 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Few Trees, Gazebo		

Heating:	Forced Air, Propane
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Block
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Vinyl Windows

Water:	Shared Well
Sewer:	Shared Septic
Condo Fee:	\$ 179
LLD:	22-41-28-W4
Zoning:	32
Utilities:	-

Inclusions: Gazebo Storage Shed

Discover unparalleled lake living at Gull Lake's esteemed gated community, DeGraff's RV Resort. This enchanting Park Model home is perfectly positioned within a serene bare-land condominium environment, providing an ideal blend of privacy and amenities. Upon entering, be welcomed by a sun-drenched living area where natural light cascades through ample windows, offering peak-a-boo views of the lake. This space is designed for both relaxation and entertaining, boasting a seamless integration of elegance and functionality. Adjacent, the kitchen shines in the daylight, featuring rich oak cabinetry with a built-in wine rack, crown moulding and modern black appliances, including a gas stove, ready for your culinary adventures. The primary bedroom serves as a tranquil retreat, where large windows not only flood the space with light. Adorned with a built-in dresser, end tables and a vaulted ceiling, the room amplifies both space and serenity, offering a peaceful respite after a day of lakeside activities. There is a cheater door off the primary bedroom into the main bathroom. This three-season sanctuary extends outdoors to a generous 10'5" x 32'10" partially covered deck, inviting you to bask in the natural surroundings and the lake beyond. The home's thoughtful design ensures that the beauty of nature and the lake is always a glance away whether you're inside or out. Beyond the private comforts, this property features a delightful 12' X 12' gazebo for al fresco gatherings, a practical 8' X 12' storage shed, and an additional storage space. Embrace the full spectrum of community life with exclusive access to amenities like laundry facilities, year-round washrooms, a storage yard, serene fishing docks, and engaging recreational areas including horseshoe pits, playgrounds, and walking trails. Sports enthusiasts will appreciate the pickleball and basketball courts, while

water lovers can enjoy the private boat launch. If you're searching for a seasonal retreat check out DeGraff's RV Resort. This home is move-in ready with the furniture included. CSA # Z241