

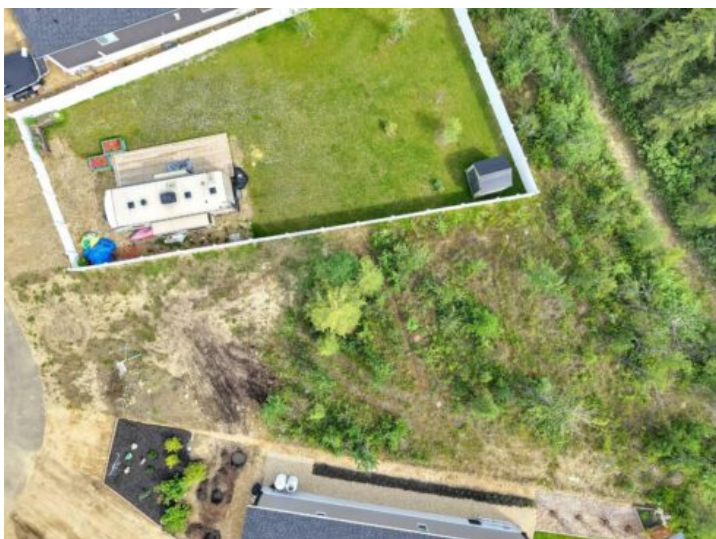


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

146, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2281457



\$175,000

Division: DeGraff Resort

Lot Size: 0.15 Acre

Lot Feat: Backs on to Park/Green Space, Many Trees

By Town: Bentley

LLD: 22-41-28-W4

Zoning: LR

Water: Shared Well

Sewer: Shared Septic

Utilities: -

4-Season pie lot backing into a treed reserve! Escape the hustle and bustle of the city and embrace the peaceful and relaxing lifestyle that awaits you at Degraff RV and Residence Resort. With Phase 3 now available, you can own your very own private lake lot and indulge in the beauty of Gull Lake's eastern shores. From breathtaking sunsets to serene forested green space, this community offers a tranquil haven for you to call home. Pie-shaped lot backing onto the trees and green space will have a gravel pad ready to set your home on. Live here year-round or part-time the choice is yours! Located in the heart of central Alberta, just 15 minutes west of Lacombe, Degraff RV, and Residence Resort is situated on the eastern shores of the stunning Gull Lake. With its convenient location and easy access from Highway 12, this community offers the perfect opportunity to own your own lake lot and indulge in the ultimate lakefront lifestyle. This gated lakefront community offers an array of year-round amenities that cater to every interest and lifestyle. Enjoy a leisurely stroll along 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 take advantage of the pickleball and basketball courts, as well as the nearby golf courses at Lacombe Golf and Country Club, Nursery, and Ponoka GCC. Families with children will delight in exploring the two playgrounds, fishing docks, and private boat launch. With year-round washrooms and shower facilities, as well as storage yards, you can extend your stay at the lake and make memories that last a lifetime. Don't miss the opportunity to own your place at the lake and start living the life you've always dreamed of. A great place to relax and focus on making your yard the envy of the neighborhood. The best part? The condo fees are only \$201.60 per month they include park maintenance, professional management, water, and sewer. This is an exceptional community where you can start enjoying the ultimate lakefront lifestyle.