



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**116 41310 Range**  
**Rural Lacombe County, Alberta**

**MLS # A2295116**



**\$456,700**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | DeGraff Resort  |               |                  |
| <b>Type:</b>     | Residential/Manufactured House  |               |                  |
| <b>Style:</b>    | Modular Home  |               |                  |
| <b>Size:</b>     | 1,506 sq.ft.  | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Front Drive, RV Access/Parking  |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Lake, Landscaped, Level, Low Maintenance Landscap |               |                  |

|                    |                          |                   |              |
|--------------------|--------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Linoleum                 | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | \$ 214       |
| <b>Basement:</b>   | None                     | <b>LLD:</b>       | 22-41-28-W4  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | RVR          |
| <b>Foundation:</b> | Piling(s)                | <b>Utilities:</b> | -            |

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)

**Inclusions:** fridge in shed

Set in the relaxed, resort-style atmosphere of DeGraff's Resort, this 2022 lake home from Dynamic Homes is all about easy living and making the most of every day. Located in a gated, four-season phase of this lake community just a short walk from the private beach, the home offers a bright, open layout with vaulted ceilings, air conditioning, and a modern kitchen designed for gathering complete with stainless appliances, a central island, breakfast bar, & a pantry. With three bedrooms, a full ensuite, and an additional three-piece bath, there's plenty of space for family and guests. For convenience, there is a dedicated laundry room. Outside, the private yard invites you to unwind on one of two patios, while the extended rear yard provides extra... outdoor space to enjoy. The current owners pay \$300/year for the extended yard. At the front, there is ample room for parking up to four vehicles, along with access to fenced RV parking within the resort. Life here means enjoying exceptional amenities including: basketball and pickleball courts, a massive playground, trampolines, scenic nature trails, and convenient public washrooms with showers and laundry facilities. Low condo fees keep ownership affordable, with optional extras such as a garage and boat slip available separately, giving you the flexibility to tailor this lake lifestyle to your needs.