



GRASSROOTS
REALTY GROUP

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**113, 41310 Range Road 282 Range
Rural Lacombe County, Alberta**

MLS # A2295276



\$159,999

Division: DeGraff Resort

Lot Size: 0.12 Acre

Lot Feat: -

By Town: Lacombe

LLD: 22-41-28-W4

Zoning: 32

Water: See Remarks

Sewer: Sewer

Utilities: Electricity, Natural Gas at Lot Line, Sewer

Welcome to your perfect 4-season getaway at DeGraff Resort! This exceptional lake lot offers stunning, unobstructed views overlooking the water—an ideal setting to relax, entertain, and make lasting memories year-round. The property is thoughtfully equipped for both comfort and convenience. A spacious 10' x 12' shed provides ample storage, perfectly suited for your golf cart and recreational gear. The impressive 12' x 24' Composite deck is built for all seasons, giving you plenty of room to host family and friends while enjoying the beautiful surroundings in any weather. Enjoy the freedom and flexibility of this well-equipped lot, perfectly suited for your recreational or future residential plans. Featuring 100-amp electrical service, it's ideal for comfortably powering your trailer, making it a great seasonal getaway or weekend retreat. Looking to build? The property offers natural gas available at the lot line, providing an excellent opportunity for those considering a modular home. With septic already on site, much of the groundwork is in place to bring your vision to life. Whether you're seeking a convenient RV setup or planning a more permanent residence, this property offers essential services and strong potential in a peaceful setting. Parking is never an issue with a generous 5-vehicle parking pad, making it easy to accommodate guests. The resort amenities further enhance the lifestyle, featuring a convenient boat launch for quick lake access, a park and on-site trampolines, walking trails, horseshoe pits, pickleball courts, basketball courts, and fishing docks—perfect for family fun and outdoor enjoyment. Additional conveniences include year-round washroom and shower facilities, as well as on-site storage yards for your extra gear and recreational equipment. Plus, you'll appreciate the nearby golf courses, adding even more opportunities to enjoy the outdoors. Ideally located with easy access to Highway 12, this property is just 15 minutes from Lacombe, offering the perfect balance of peaceful lakeside living and nearby town conveniences. Whether you're looking for a relaxing retreat or a vibrant gathering space, this lake lot at DeGraff Resort truly has it all. Don't miss your opportunity to own a slice of lakeside paradise!