



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

111, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2297604



\$348,500

Division:	DeGraff Resort		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	653 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbou		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 202
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	32
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Vaulted Ceiling(s)		

Inclusions: Stove, Fridge, Dishwasher, Microwave Hood Fan, Washer/Dryer, All Window Coverings, Central Air, Fire Pit, Shed, Murphy Bed

If you're going to be on Gull Lake, this is the view you want. The sunsets stretch wide across the water, filling the home and wraparound deck with warm evening light. It's just as impressive in the middle of summer as it is on a still winter night, and it never really gets old. Built for those ready to step away from oversized homes and into something more intentional, this Ready to Move (RTM) home delivers a smart, refined layout with vaulted ceilings, two bedrooms, and a full bath. The kitchen is designed for real use, offering full-length cabinetry and clean, functional flow. In the primary bedroom, a custom California Closet desk and Murphy bed transforms the space from productive daytime setup to a premium queen suite at night. Thoughtful touches like a towel warmer and full-size laundry make everyday living easy, not compromised. Outside, the west-facing deck overlooks a landscaped fire pit area and irrigated lawn, creating a natural extension of your living space. A large shed, dedicated parking, and additional trailer storage ensure everything has its place. Degraff's Resort is a bare-land condominium community built around true lake living. Walk over 2 km of shoreline trails, launch your boat just steps away, and spend your days on the water or on the courts. With pickleball, playgrounds, open green space, and year-round fishing, this is more than a summer destination, it's a lifestyle that carries through every season. From sandy beach days to quiet winters on the ice, this is where life slows down in the best way. Less maintenance, more living, and a setting that keeps pulling you back outside.