



19, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2305114



\$357,000

Division:	DeGraff Resort		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	960 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Propane	Water:	Shared Well
Floors:	Linoleum	Sewer:	Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	\$ 177
Basement:	None	LLD:	22-41-28-W4
Exterior:	Vinyl Siding	Zoning:	32
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Storage Shed, Boat Slip, Sea Doo (as is), Golf cart (as is)

Welcome to your ideal summer escape on the east shores of Gull Lake, nestled within the sought-after community of DeGraff's Resort. This lakefront, 3 season modular home offers the perfect blend of relaxation, recreation, and convenience, just steps from the sandy beach and playground. Built in 2021, this modern, low maintenance retreat features an appealing open layout where the kitchen, dining, and living areas flow seamlessly together and extend onto a covered 8' x 20' deck, ideal for summer barbeques or relaxing in the shade after a day on the water. This home includes a spacious primary bedroom complete with a walk-in closet and private ensuite along with a second bedroom, a 4 piece main bathroom, and a versatile flex room or office that can easily serve as additional sleeping space for guests. Central air conditioning ensures comfort on a hot sunny day, while the backyard provides a peaceful setting with views of mature trees and a natural pond where you can watch the ducks swim, creating your own private retreat. This property is truly turn-key ready with exceptional extras including a boat lift, boat slip, golf cart, and Sea-Doo, along with the option to purchase fully furnished with housewares, paddleboard, kayak, and more for a seamless move-in experience. Located within a gated, family-friendly community, residents of DeGraff's Resort enjoy access to outstanding amenities including a private boat launch, walking trails, pickleball and basketball courts, horseshoe pits, two playgrounds, in-ground trampolines. Year-round washrooms with shower facilities and coin laundry. All you'll need to enjoy a fun filled summer and create family memories that will last a lifetime.