



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

142, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2307008



\$244,500

Division:	DeGraff Resort
Lot Size:	0.18 Acre
Lot Feat:	Backs on to Park/Green Space, Beach, Environmental Reserve, Lake, L
By Town:	Gull Lake
LLD:	22-41-28-W4
Zoning:	32
Water:	Shared Well
Sewer:	-
Utilities:	-

Right on Gull Lake! Walk across the cleared environmental reserve to the sandy beach. 4-Season section of DeGraff's Resort. This massive pie lot on the eastern shore of Gull Lake offers amazing sun sets and a clear view of the beach and lake. Escape from the City to the peace and tranquility of Lake life. Fully landscaped, fenced and fully serviced for an RV. Or locate your year round home here. 15 minutes west of Lacombe at Highway 2 on paved roads. This is a gated lakefront community with year-round amenities for every interest and lifestyle. Get your daily steps in on 2000-meters of walking trails, there are Pickle Ball and Basketball Courts, 2 playgrounds for hours of endless childhood memories. This site comes with a private storage site. And for the Boat enthusiasts and fishermen there is a private boat launch and dock and Marine Slips are available. There are year round washrooms, showers and laundry facilities. Nearby golf courses include Lacombe Golf and Country Club, Nursery, and Ponoka GCC. Low condo fees of \$214 include park maintenance, professional management, reserve fund, water, and sewer, caretaker and snow ploughing. Degraff's Resort is an exceptional community where life time family memories are made. Province has begun water pumping to raise the Lake Level ensuring years of enjoyment on this popular lake.