



GRASSROOTS

REALTY GROUP

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70, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2314477

\$197,900



Division:	DeGraff Resort		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	550 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private, Standard Shaped Lot		

Heating:	Forced Air, Propane	Water:	Other
Floors:	Carpet, Laminate	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 189
Basement:	None	LLD:	22-41-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	32
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Tray Ceiling(s)		

Inclusions: All Furniture, including bed, couch, chairs, TV with mount and tables. Barbq, firepit, gazebo and patio furniture

Welcome to your retreat at Gull Lake's Degraffs RV Resort! This 3-Season Park Model is move-in ready! Step into the living room with a tray ceiling, subtle pot lighting and an electric fireplace creating a cozy ambiance for relaxing evenings with friends and family. Built in privacy curtain turning this area into an extra sleeping space for guests and family. The bright kitchen features cream cabinets with crown molding, lots of pot lighting and the kitchen comes equipped with sleek black appliances. Retreat to the primary bedroom, featuring a built-in dresser and a vaulted ceiling, rest and rejuvenate in this comfortable haven after a day of adventure at the lake. Step through the patio door onto the spacious 25 x 8 deck, offering ample room for entertaining guests or simply basking in the natural surroundings. Private yard, which gracefully backs onto majestic trees, offering a serene backdrop for your outdoor activities. As a bonus, this property comes with a 13' x 14' gazebo, perfect for hosting gatherings or simply lounging in the shade on sunny days. Storage shed and firepit is also included. There is an additional 12' X 32' parking space available in the storage yard. This three-season unit provides you with the perfect escape throughout the warmer months and it comes with all furnishings! It truly is a turn-key property! Part of a bare-land condo, offering you the perfect balance of serene privacy and resort-style amenities. Propane tank is rented.