



GRASSROOTS
REALTY GROUP

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141, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2315033



\$194,900

Division: DeGraff Resort

Lot Size: 0.11 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, Beach, Cleared, Lake, Land

By Town: Lacombe

LLD: 22-41-28-W4

Zoning: 32

Water: Co-operative, See Remarks, Shared Well

Sewer: Septic System

Utilities: Electricity at Lot Line, Garbage Collection, Other, Natural Gas at Lot Line

Nestled in one of Central Alberta's most desirable recreational lake communities, this exceptional pie-shaped lot offers a rare opportunity to enjoy space, privacy and stunning LAKE VIEWS of beautiful Gull Lake. Incredible opportunity to create the perfect recreational getaway and enjoy lake living at its finest. Situated on a quiet close and backing onto a natural reserve area and beach with walking trails throughout the development, this property offers peace, privacy and a true connection to nature! Enjoy morning walks, breathtaking sunsets, bird watching and the relaxed pace of lake life. The lot enjoys beautiful lake views and is separated from the shoreline by a natural environmental reserve filled with trees, shrubs, and wildlife. A partially fenced yard adds additional privacy while preserving the natural surroundings and natural beauty of the area. The generous lot size provides ample room for a large park model, fifth wheel, mobile home, outdoor entertaining spaces, and additional storage for recreational equipment. Whether you are looking for a summer retreat, a place to gather with family and friends, or a future escape to enjoy for years to come, this property offers endless possibilities. The current owners fell in love with the peaceful atmosphere, sandy beaches, and sense of community that make this development so special. This welcoming community is known for its active social atmosphere and outstanding amenities. From June through September, residents enjoy organized activities, community events, horseshoe tournaments, seasonal gatherings, and opportunities to connect with neighbours and friends. Children can spend their days exploring the outdoors, enjoying the beach, and creating lifelong memories, while pets will love the nearby shoreline and walking trails. The gated community offers security and peace of mind, with access limited to owners and approved guests. Owners enjoy year-round washroom and shower facilities, a storage yard, fishing docks, horseshoe pits, pickleball and basketball courts, two playgrounds, scenic walking trails, garage bays, and beautifully maintained common areas. Additional amenities include a private boat launch and the opportunity to purchase boat slips, docks, and boat lift spaces separately, allowing full enjoyment of everything Gull Lake offers. Enjoy a gated lakefront community with year-round washroom, shower facilities, a storage yard, fishing docks, horseshoe pits, pickle-ball & basketball courts, two playgrounds, a private boat launch, walking trails, garage bays available for owners, beautifully maintained grounds, sandy beach access & a welcoming recreational lifestyle. Whether you enjoy boating, fishing, swimming, paddle-boarding, kayaking, hiking, relaxing by the lake or simply escaping the busy pace of everyday life, this property offers the perfect balance of recreation & tranquility. Opportunities like this are hard to find!