



**GRASSROOTS**  
REALTY GROUP

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28, 41310 Range Road 282  
Rural Lacombe County, Alberta

MLS # A2315725



**\$320,000**

<b>Division:</b>	DeGraff Resort		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	540 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Corner Lot, Lake, No Neighbours Behind		

**Heating:** Forced Air

**Water:** Shared Well

**Floors:** Vinyl

**Sewer:** Holding Tank

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 120

**Basement:** None

**LLD:** 22-41-28-W4

**Exterior:** Cement Fiber Board

**Zoning:** 32

**Foundation:** Piling(s), Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** Bunkhouse furniture, all furniture in park model

Discover exceptional value and endless summer enjoyment at Lot 28 in DeGraff Resort, a beautifully maintained three-season property that has seen extensive upgrades and is ready for its next owners to enjoy. This attractive recreational lot offers all the conveniences you need, including 50-amp power, water, and sewer services already in place, allowing you to spend less time on upkeep and more time enjoying lake life. The property has been thoughtfully landscaped and features a composite deck with a partially covered area, creating the perfect space for relaxing, entertaining, or enjoying warm summer evenings. With easy-care yard maintenance, you'll have more time to spend with family and friends and less time working around the property. The 2014 park model home has been exceptionally well cared for and offers a bright, comfortable living space with high ceilings and air conditioning for those warm summer days. Recent improvements include new flooring, new hardy board siding, new roofing, a new shower, and a new dishwasher, providing peace of mind and modern comfort for years to come. The property also includes a clean and well-maintained bunkhouse with two separate rooms, offering additional sleeping accommodations for guests and making this an ideal setup for families who love to entertain. What truly sets this opportunity apart is its connection to two neighbouring lots that are also available for purchase. Whether you're looking to create a private family retreat, establish the ultimate gathering place for friends, or secure additional space for future enjoyment, the potential here is outstanding. Located within the gated community of DeGraff Resort, owners enjoy excellent lake access and a fantastic recreational lifestyle centered around boating, relaxation, and making lasting memories at Gull Lake. If you've been

searching for a move-in-ready seasonal property that combines comfort, convenience, and value in one of the area's most desirable recreational communities, Lot 28 deserves your attention