



GRASSROOTS
REALTY GROUP

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131, 41310 Range Road 282
Rural Lacombe County, Alberta

MLS # A2340022



\$166,500

Division: DeGraff Resort

Lot Size: 0.16 Acre

Lot Feat: Back Yard, Corner Lot, Landscaped, Level, No Back Lane, See Remarks

By Town: Lacombe

LLD: 22-41-28-W4

Zoning: 32

Water: Public

Sewer: -

Utilities: Electricity, Natural Gas, Water

Beautifully Landscaped 4 season lot for sale. Paved driveway and pad for a clean finish, very private lot with a wall of baby blue spruce trees. No neighbor in front of you! Beautiful yard with full irrigation system. A quick golf cart ride to the beach and boat launch. Shed and Pergola included. Land only, trailer not included. This lot is ready for four season. There is natural gas already stubbed into the property, which could be hooked up if you decide to move an RTM in. The waterline currently already has a heat tape on it so that it's functional for RV camping in the winter. Golf cart not included in sale but negotiable. Property tax is 750 a year condo fee is only \$210 per month and includes garbage all your water and all maintenance of the park i.e. roadwork snow removal Beach maintenance, etc. De Graffs is a private gated community with one of the only functional boat launches on Gull lake currently!