

\$154,900 - 76, 41310 Range Road 282, Rural Lacombe County

MLS® #A2200701

\$154,900

1 Bedroom, 1.00 Bathroom, 543 sqft
Residential on 0.07 Acres

DeGraff Resort, Rural Lacombe County,
Alberta

Discover unparalleled lake living at Gull Lake's esteemed gated community, DeGraff's RV Resort. This enchanting Park Model home is perfectly positioned within a serene bare-land condominium environment, providing an ideal blend of privacy and amenities.

Upon entering, be welcomed by a sun-drenched living area where natural light cascades through ample windows, offering peak-a-boo views of the lake. This space is designed for both relaxation and entertaining, boasting a seamless integration of elegance and functionality. Adjacent, the kitchen shines in the daylight, featuring rich oak cabinetry with a built-in wine rack, crown moulding and modern black appliances, including a gas stove, ready for your culinary adventures. The primary bedroom serves as a tranquil retreat, where large windows not only flood the space with light. Adorned with a built-in dresser, end tables and a vaulted ceiling, the room amplifies both space and serenity, offering a peaceful respite after a day of lakeside activities. There is a cheater door off the primary bedroom into the main bathroom. This three-season sanctuary extends outdoors to a generous 10'5" x 32'10" partially covered deck, inviting you to bask in the natural surroundings and the lake beyond. The home's thoughtful design ensures that the beauty of nature and the lake is always a



glance away whether you're inside or out. Beyond the private comforts, this property features a delightful 12' X 12' gazebo for al fresco gatherings, a practical 8' X 12' storage shed, and an additional storage space. Embrace the full spectrum of community life with exclusive access to amenities like laundry facilities, year-round washrooms, a storage yard, serene fishing docks, and engaging recreational areas including horseshoe pits, playgrounds, and walking trails. Sports enthusiasts will appreciate the pickleball and basketball courts, while water lovers can enjoy the private boat launch. If you're searching for a seasonal retreat check out DeGraff's RV Resort. This home is move-in ready with the furniture included. CSA # Z241

Built in 2010

Essential Information

MLS® #	A2200701
Price	\$154,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	543
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

Community Information

Address	76, 41310 Range Road 282
Subdivision	DeGraff Resort
City	Rural Lacombe County
County	Lacombe County

Province	Alberta
Postal Code	T4L 2N3

Amenities

Amenities	Beach Access, Boating, Playground
Parking Spaces	2
Parking	Gravel Driveway, Parking Pad

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Vinyl Windows
Appliances	Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Propane
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Few Trees, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	March 11th, 2025
Days on Market	187
Zoning	32

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.