

\$357,000 - 19, 41310 Range Road 282, Rural Lacombe County

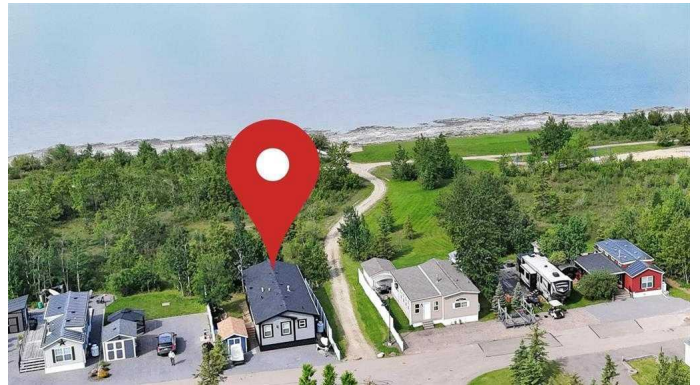
MLS® #A2246021

\$357,000

2 Bedroom, 2.00 Bathroom, 960 sqft
Residential on 0.08 Acres

DeGraff Resort, Rural Lacombe County,
Alberta

LAKEFRONT LOCATION | STEPS TO THE BEACH & PLAYGROUND | TURN-KEY VACATION HOME ~ This is the one you've been waiting for! your fully equipped summer getaway in DeGraff's™ Resort on the east shores of Gull Lake! Just steps to the sandy beach and playground, this lakefront 3-season modular home is loaded with extras and ready for immediate enjoyment. ~ Included: boat lift, boat slip, golf cart, Sea-Doo® and the option to purchase fully turn-key with furniture, housewares, paddle board, kayak, and more. ~ Built in 2021, this modern and low-maintenance home offers a smart layout with an open-concept kitchen, dining, and living area that flows onto a covered 8x20 ft deck! perfect for summer BBQs or relaxing in the shade. ~ The primary bedroom includes a walk-in closet and private ensuite, with a second bedroom, 4-piece bath, and a flex room/office that can be used as an extra sleeping space. ~ Central A/C keeps things cool on hot summer days, while the backyard offers private views of mature trees and a natural pond! your own peaceful retreat. ~ DeGraff's™ Resort is a gated, family-friendly community with outstanding amenities: Private boat launch ~ Walking trails and natural green space ~ Horseshoe pits, pickleball & basketball courts ~ Two playgrounds, in-ground trampolines, and year-round



washroom/shower facilities ~ Whether you're seeking the perfect summer basecamp or a low-stress, high-fun lifestyle at the lake, this property delivers exceptional value and lifestyle in one of Central Alberta's most desirable resort communities.

Built in 2021

Essential Information

MLS® #	A2246021
Price	\$357,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	19, 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, Coin Laundry, Playground, Racquet Courts, Recreation Facilities, Trash, Visitor Parking, Ski Accessible
Parking Spaces	2
Parking	Off Street, Parking Pad, See Remarks
Waterfront	Lake Front

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	Central Air
# of Stories	1
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Lake, Beach
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	August 5th, 2025
Days on Market	1
Zoning	32

Listing Details

Listing Office	CIR Realty
----------------	------------

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.