

# \$379,000 - 19, 41310 Range Road 282, Rural Lacombe County

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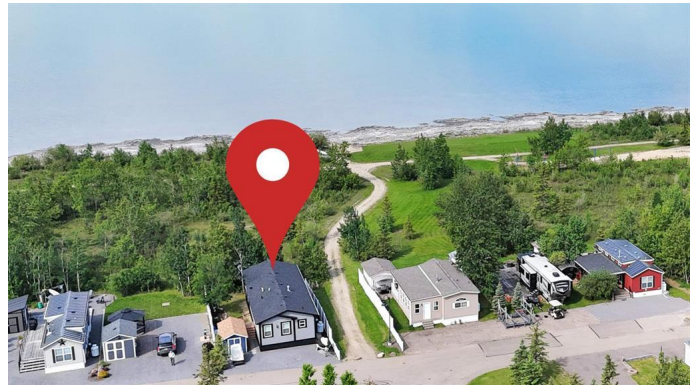
MLS® #A2229316

**\$379,000**

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® #         | A2229316     |
| Price          | \$379,000    |
| 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, Beach, Lake |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding                              |
| Foundation        | Block                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 5               |
| Zoning         | 32              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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