

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

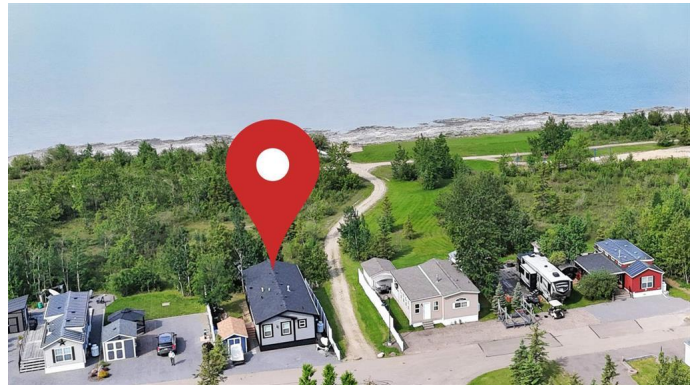
MLS® #A2229316

**\$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	Coin Laundry, Playground, Trash, Visitor Parking, Beach Access, Boating, Racquet Courts, Recreation Facilities, 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	38
Zoning	32

## Listing Details

Listing Office	Greater Property Group
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