

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

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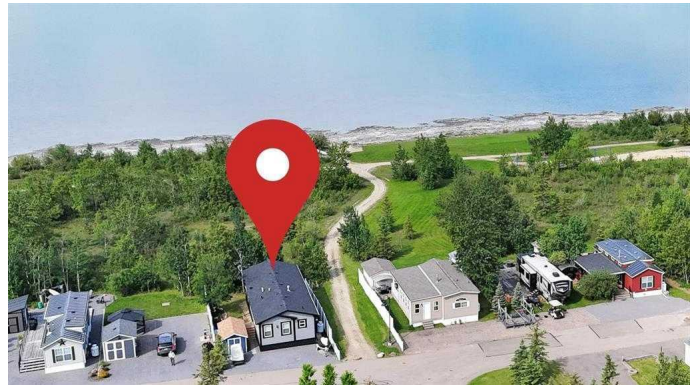
MLS® #A2246021

**\$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, Playground, Racquet Courts, Recreation Facilities, Trash, Visitor Parking, Boating, Coin Laundry, 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    | August 5th, 2025 |
| Days on Market | 29               |
| Zoning         | 32               |

## Listing Details

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

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