

# \$95,000 - 62, 41310 282 Range, Rural Lacombe County

MLS® #A2192228

**\$95,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.07 Acres

DeGraff Resort, Rural Lacombe County,  
Alberta

The dream of owning a property at the lake is now a possibility. At De Graffs RV Resort you get a lot for an affordable price. Situated on the east side of Gull Lake, fully serviced lot can host your own RV or can purchase the sellers 2009 36ft 5th wheel for an additional \$36,000. Propane heated (can take over tank rental) , water well and septic system all tied into your unit. The lot has a great deck for BBQs and hanging out. There is a nice size Storage shed that also doubles as garage for your golf cart or purchase sellers! The mature lot has lots of great flowers and trees that give it some added privacy. Roast marshmallows around the fire and star gaze while enjoying the company of friends and family. De Graffs is host to your own private boat launch, beaches, horse shoe pits, ground level trampolines, pickle ball courts, basketball courts, laundry, Year round washrooms and shower facilities , 2 playgrounds, a club house, walking trails, extra storage space (included) and garage bays (for lease), fishing docks, and its a fully gated community! This lot is in the 2 season side of the resort and doesn't operate year round like in other phases of the community. Unit is now Winterized.



## Essential Information

MLS® #	A2192228
Price	\$95,000

Bathrooms	0.00
Acres	0.07
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	62, 41310 282 Range
Subdivision	DeGraff Resort
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L2N3

### **Amenities**

Amenities	Clubhouse, Playground, Beach Access, Boating, Coin Laundry, Racquet Courts, RV/Boat Storage
-----------	---

### **Exterior**

Lot Description	Back Yard, Environmental Reserve
-----------------	----------------------------------

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	61
Zoning	32

### **Listing Details**

Listing Office	KIC 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.