

# \$249,000 - 22, 41310 282 Range, Lacombe

MLS® #A2239710

## \$249,000

1 Bedroom, 1.00 Bathroom, 542 sqft

Residential on 0.08 Acres

None, Lacombe, Alberta

Visit REALTOR® website for additional information. Welcome to this totally turnkey park model home sitting on the best lot at DeGraff's Resort – a rare, lakefront end lot tucked inside a gated community, surrounded by nature, & offering resort-style living. The main living area is open & welcoming with large windows facing the lake, a fireplace, a pull-out couch/bed for guests & a stylish kitchen with an island & breakfast bar plus all cupboards & drawers are soft closing. It includes 1 bed, a 4-pc bath, & laundry, just steps from the lake. Enjoy morning coffees or evening sunsets from the covered deck or step onto the exposed aggregate patio with panoramic lake views & a shed offering storage. With a boat slip available for purchase, enjoy being on the water in no time. Whether looking for a weekend getaway or a seasonal retreat, this is lakeside living at its finest. Includes parking for three vehicles and a golf cart at the unit plus an RV parking spot in the lot at the top of the development..

Built in 2018

## Essential Information

MLS® #	A2239710
Price	\$249,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	542
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	22, 41310 282 Range
Subdivision	None
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4J 1W1

### **Amenities**

Amenities	Parking, Snow Removal, Trash
Parking Spaces	5
Parking	Front Drive, RV Access/Parking
# of Garages	4

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)
Appliances	Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Level, Private, Lake

Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	1
Zoning	RVR

**Listing Details**

Listing Office	PG Direct Realty Ltd.
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