

# \$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 |
| Zoning      | RVR             |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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