

\$225,000 - 2, 41310 Range Road 282, Rural Lacombe County

MLS® #A2258853

\$225,000

2 Bedroom, 1.00 Bathroom, 545 sqft
Residential on 0.08 Acres

DeGraff Resort, Rural Lacombe County,
Alberta

Visit REALTOR® website for additional information. This lakeside mobile home is located at DeGraff's™ Resort, a 3-season gated community, offering 2 bedrooms, a 4 pc bathroom, A/C, a private yard & backs onto a treed area with direct access to a shared private beach. Step inside and be greeted by high ceilings, an open floor plan, and walls of windows that flood the home with natural light while framing peaceful views. The inviting main living area features a cozy electric fireplace with a mantel, built-in surround sound speakers, and direct access to a large deck—ideal for morning coffee or sunset gatherings. The kitchen is thoughtfully designed with natural wood cabinets, a breakfast bar, a pantry, and a gas range, making meal prep a pleasure. The primary bedroom offers generous built-in storage, and the second bedroom is designed with custom bunk beds. A full 4-piece bath and a stacked washer/dryer add comfort and everyday ease.

Outside, enjoy a private yard with a fire pit and a beautiful walking path with direct access to the beach, four parking stalls, plus one extra parking spot in the RV parking area at the top of the hill, giving you plenty of room for lake toys. Have fun with family and friends while taking advantage of all the great amenities—basketball and pickleball courts, a



huge playground, trampolines, and nature trails and hiking paths. For your comfort, there are also public washrooms and a shower house with laundry facilities.

Whether unwinding indoors or soaking up the views outside, this lakeside property is the ticket to the resort lifestyle youâ€™ve been dreaming of.

Built in 2013

Essential Information

MLS® #	A2258853
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	545
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	2, 41310 Range Road 282
Subdivision	DeGraff Resort
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Amenities	Boating, Laundry
Parking Spaces	5
Parking	None

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Soaking Tub
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, 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, Private Yard, Rain Gutters
Lot Description	Backs on to Park/Green Space, Beach, Cul-De-Sac, Landscaped, Lawn, Level, Private, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	September 22nd, 2025
Days on Market	45
Zoning	RVR

Listing Details

Listing Office	PG Direct Realty Ltd.
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