

# \$384,900 - 111, 41310 Range Road 282, Rural Lacombe County

---

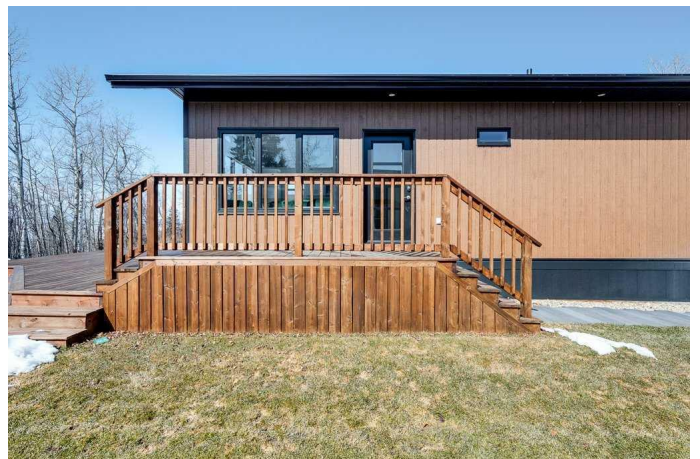
MLS® #A2208553

**\$384,900**

2 Bedroom, 1.00 Bathroom, 630 sqft  
Residential on 0.12 Acres

DeGraff Resort, Rural Lacombe County,  
Alberta

Perched on the shores of Gull Lake, tucked in the heart of Central Alberta is this luxurious, modern and fiercely functional tiny mansion. The ideal basecamp for all of your outdoor adventures, this ready-to-move (RTM) home is equipped with all of your family's needs in mind. The open concept floorplan maximizes function and emphasizes the beautiful lake view of Degraff's Resort and floods the entire space with glorious Albertan sunlight in all seasons. Soak in sunsets from your wraparound patio in the summer or your cozy livingroom in the winter months. Two bedrooms and one bathroom provides ample space for you and your family, as you enjoy summer afternoons on the sandy beaches or in Gull Lake's pristine waters. The master bedroom includes a thoughtfully designed built-in California Closet Murphy Bed and includes ample storage with a custom office desk that transforms into a sumptuous Queensize bed. The bathroom includes a tub and shower combo and towel warmer. An open concept main living area makes entertaining a breeze and when it's time to go home, the full-size washer and dryer makes short order of laundry so you don't have to take it with you! Degraff's Resort is a bare-land condominium development, offering residents unparalleled amenities including a public showerhouse, washroom and laundry



facilities, a storage yard, private boat launch, horseshoe pits, playgrounds, over 2km of walking trails along the shoreline and into the municipal reserve park area. Pickleball and basketball courts, two playgrounds and large in-ground trampolines keeps everyone entertained in the summer months and, of course, there is fantastic fishing year round! In the winter months, an ample trail system and easy lake access is ideal for XC skiing and snowshoeing or skidoo adventures out on the frozen lake. This tiny mansion includes a large wrap around deck, landscaped firepit area and irrigated lawn, large storage shed, parking pad and additional storage space that can be used for a trailer. An ideal retreat for weekend warriors, tiny home living offers so many exceptional benefits including significant cost savings, reduced environmental impact and a simpler, more intentional way of life. With less space to clean and maintain, you will maximize your time outdoors enjoying the beauty of Gull Lake!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208553    |
| Price          | \$384,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 630         |
| Acres          | 0.12        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 111, 41310 Range Road 282 |
| Subdivision | DeGraff Resort            |
| City        | Rural Lacombe County      |
| County      | Lacombe County            |
| Province    | Alberta                   |
| Postal Code | T4L 2N3                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Coin Laundry, Playground, Racquet Courts, Recreation Facilities, Trash, Visitor Parking, Boating |
| Parking Spaces | 2  |
| Parking        | Off Street, Parking Pad  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, No Smoking Home, Quartz Counters, Recreation Facilities, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Playground   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Wood Frame   |
| Foundation        | Piling(s)  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 12              |
| Zoning         | 32              |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.