



GRASSROOTS
REALTY GROUP

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4063, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2215212



\$409,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	976 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn, Paved		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,358
Basement:	Crawl Space, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R7
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	N/A		

This meticulous bungalow sits on a beautifully landscaped corner lot in Phase 4 in the community of Gleniffer Lake. Built with a solid poured concrete foundation and durable stucco exterior, the home has been well cared for by the same owners since 2006. Inside, you'll find a bright, open layout with a vaulted ceiling, hardwood flooring, a gas fireplace, and numerous upgrades throughout. The kitchen features granite countertops, oak cabinets, a walk-in pantry, breakfast bar, gas stove, and stainless steel appliances. The bathroom includes a jetted tub, separate shower, granite counters, and tile floors. Other features include a built-in vacuum system with a toe-kick sweep, phantom screen doors, four ceiling fans, upgraded lighting, and added insulation in both the crawl space and attic. Outside, the yard is neat and tidy with flower beds, a powered bunkhouse that sleeps 2–3, a storage shed, and a propane hookup for your BBQ. There's a covered front porch and a back deck with glass railings for outdoor relaxing. Available for quick possession, this home is a perfect option for anyone looking to enjoy all that Gleniffer Lake has to offer.