



**GRASSROOTS**  
REALTY GROUP

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**2133, 35468 Range Road 30  
Rural Red Deer County, Alberta**

**MLS # A2216336**



**\$124,900**

**Division:** Gleniffer Lake

**Lot Size:** 0.06 Acre

**Lot Feat:** Corner Lot, Few Trees, Lawn, Pie Shaped Lot, Private

**By Town:** Dickson

**LLD:** 25-35-3-W5

**Zoning:** R-7

**Water:** Private

**Sewer:** -

**Utilities:** Electricity, Fiber Optics, Sewer, Water

Welcome to resort living at its finest! Located within the desirable gated community of Gleniffer Lake Resort & Country Club, this is the perfect spot to escape city life and unwind. Nestled in the heart of quiet phase 2 on an end lot backing south, pull up your RV and relax; or make future plans to develop the lot with a park model or cottage! Lounge on the large deck, roast hot dogs and marshmallows over the firepit, with plenty of yard space perfect for kids and pets. With large, established trees on either side of the lot, it feels private and welcoming. Included with this lot is a shed, deck and 2 fob's. This lot has upgraded 50 amp service and fiber optic available. Phase 2 is surrounded by the 9-hole golf course and whether you're a beginner or pro golfer, you'll enjoy yourself on the professionally designed course. The layout features lush fairways, manicured greens and water features. In addition to the 9-hole, there is also a par 3 course mini links and disc golf area—great for enjoying with the family! After a round, head over to the clubhouse, sit on the patio with a drink and enjoy the views. Other resort amenities include tennis/pickleball/basketball courts, baseball diamond, horseshoe pits, dog park, beach volleyball and playgrounds. Head to the resort's main centre, the Landing, which features a licensed restaurant/lounge with a large patio overlooking the lake, indoor pool with hot tub, a games room with air hockey, pool table and board games, gym and laundry facilities. Cool off, unwind and soak up the sun at your choice of two outdoor pools, or if you prefer the sand between your toes, head to the private sandy beach, with a designated swimming area and watch the kids jump off the diving platform. Just down from the beach is a private, gated marina, with new breakwater installed in 2022. After an afternoon in the sun, walk to the General Store to indulge in ice cream cones, slushies or grab some snacks and staples you forgot to get for your bbq dinner. In the winter months, take in ice curling on the creek or head to the groomed ice pond for a leisurely skate. Since this resort operates year-round, you can utilize the indoor pool and hot tub, games room and gym in the off season. Gleniffer Lake is located just 90 minutes from Calgary and 120 minutes from Edmonton—a quick drive for a weekend getaway. Note: Owner is a licensed realtor in the province of Alberta. This resort is packed with fun, community spirit and just the right amount of relaxation. This lot is the least expensive one at the resort and is ready for you to enjoy! Life's better at the lake—don't wait!