



GRASSROOTS
REALTY GROUP

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3021, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2222257



\$225,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	527 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Greenbelt, Interior Lot, Irregular Lot, Lawn, Level		

Heating:	Central	Water:	Private
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vinyl Windows		

Inclusions: all indoor and outdoor furnishings except as described in goods excluded, fridge, gas stove, microwave with hood vent, stackable washer/dryer, linens, kitchenware, 8x10 shed, outdoor umbrella, lawnmower, propane pig, firepit

Welcome to Gleniffer Lake Resort, a premier gated community offering year-round enjoyment just 90 minutes from Calgary or 40 minutes from Red Deer. With a private beach, 9-hole golf course, marina, pools, pickleball, and more, this vibrant resort is where relaxation meets recreation. Perfectly located across from a large open green space where neighbours gather and community events happen, Lot 3021 is set on an irregular shaped lot offering extra space, privacy, and charm. Inside, you'll find a thoughtfully designed 1-bedroom, 1-bath layout featuring a queen Murphy bed in the front living room, queen bed in the bedroom, loads of storage, dishwasher, gas stove, fridge, microwave with hood vent, pantry, portable A/C unit, new living room blinds, and full-size washer and dryer. All indoor furnishings are included, making it truly turnkey. Outside, enjoy a spacious deck nearly the size of the home with three separate seating areas, a dining table for six, and all outdoor furniture. The firepit is perfect for evening get-togethers, and the fenced yard is ready for your pup to roam. Extras like a lawnmower, propane pig, and 8x10 shed add convenience and value. Whether you're looking for a weekend escape or a four-season retreat, Lot 3021 offers everything you need to start living the lake life you're dreaming of.