



GRASSROOTS
REALTY GROUP

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**3039, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2226496



\$225,000

Division: Gleniffer Lake

Lot Size: 0.07 Acre

Lot Feat: -

By Town: Spruce View

LLD: 25-35-3-W5

Zoning: R-7

Water: Private

Sewer: -

Utilities: -

Got a big family or a crowd of friends who love to visit your happy place? Lot 3039 in Phase 3 at Gleniffer Lake Resort could be the perfect fit. This extra-wide, pie-shaped lot features a stunning 39.4' fifth wheel, connected to a 20'x9' deck and a beautifully finished 23'x14' sunroom via a covered breezeway offering versatile, comfortable living space that easily sleeps 10. Inside the 2019 Keystone Cougar 368MBI fifth wheel, you'll find a master retreat with a queen bed, dual mirrored closets, a 32" TV and a washer/dryer combo tucked into the rear closet. The mid-bunk room doubles as an office or den with a sleeper sofa, plenty of storage, and its own TV—topped by a cozy loft that sleeps two more. The kitchen impresses with a gourmet island and double sink, a 12 cu. ft. 4-door fridge/freezer, 3-burner propane stove, and a 30" microwave. Relax in the living room with dual theatre recliners, a sleeper sofa, 50" TV, and fireplace - ideal for cool lake nights. Enjoy cutting-edge comfort with IN-Command Smart automation for remote climate, lighting, and system controls, plus Climate Guard Protection and heated pass-through basement storage. Step outside to a breezeway-shaded deck with glass railings, stylish outdoor furniture, and built-in planters. The 2x6 insulated sunroom adds even more year-round living space, finished in luxury vinyl plank and shiplap, with another sleeper sofa for guests. An 8'x10' shed with freezer and a lush green yard with firepit seating make outdoor hosting a joy. Gleniffer Lake Resort itself is packed with first-class amenities: boating, fishing, and water sports on crystal-clear Gleniffer Lake; indoor and outdoor pools; hot tubs; tennis and pickleball courts; playgrounds; and a welcoming community vibe with regular events and clubs. Golfers will love the full 9-hole course, 3-par course, and practice areas including disc golf. Whether you're dreaming of weekends at the lake or a full-time escape, Lot 3039 delivers big on space, style, and resort living. Don't miss this one-of-a-kind opportunity to own a lake retreat where everyone can make memories together.