



GRASSROOTS
REALTY GROUP

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2006, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2231783



\$169,900

Division: Gleniffer Lake

Lot Size: 0.06 Acre

Lot Feat: Close to Clubhouse, Level, No Neighbours Behind, On Golf Course, Priv

By Town: Spruce View

LLD: 25-35-3-W5

Zoning: R-7

Water: Private, See Remarks

Sewer: Other

Utilities: Fiber Optics

PHASE 2 LOT 6 GLENIFFER LAKE RESORT. GOLF COURSE LOCATION!! Perfect opportunity to be ready for the season with land in the perfect location backing onto the 7th hole. The lot has full fairway views at the Gleniffer Lake golf course with views to the green. Lot is 50 amp with fiber optic brought to the lot. The lot location is not only close to the outdoor and indoor pools and hot tub, its steps to the pathway leading to the restaurant and marina. Check out the concrete driveway extending into the lot making for the quickest setup if an RV, or if considering your perfect lakeside home. The private back yard and fire pit area also includes views across the fairway to the lake waters of Gleniffer Lake. This fully landscaped, partially fenced lot is perfect for everyone whether it's your couples weekend retreat, or for a young family and anyone with a pet. The powered shed will house all your landscaping and future needs, leaving plenty to modify for a future bunkhouse and storage shed. Included: Powered Shed, various accessories and lawn tools in shed, and fobs to the lot (2)