



GRASSROOTS
REALTY GROUP

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4057, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2245547



\$369,900

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	982 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Lawn, Standard Shaped Lot		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Hardwood	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,358
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Propane Tank, Full size Fridge, gas stove, microwave hood combo, dishwasher, Full size gas washer + dryer, Mounted tv, Tv stand, Small vintage grey table, Black storage closet, Sofa, Chair + footstool, Coffee table, Live edge table with hairpin legs, 1 free standing window a/c, Free standing kitchen garbage can, water filter, Dining table with (4) Chairs, Master Queen bed and frame with 4 pull out drawers (2 are unassembled in closet), 2 nightstands, 2 lamps, Mounted TV, 1 freestanding portable a/c, Queen mattress and bed frame with storage underneath, 2 side tables, 2 lamps, 2 Back garbage cans and Deck Mounted TV, Heavy duty Adirondack chairs x2, 3 rectangle storage containers, 1 large stand up storage, Free standing metal privacy fence, Powered Bunkhouse comes with 2 twin mattresses and Mounted tv, lawn mower, privacy screens, all window coverings, access keys and tools to the lot.

PHASE 4 LOT 57 IN GLENIFFER LAKE RESORT IS FOR SALE! Start your lake memories in your custom built four season Dickson Creek 2 bedroom / 2 bathroom cottage. Surrounded with natural lighting filled with windows and skylights this turn key home comes almost completely furnished for you. The abundant of storage in the open kitchen has raised oak cabinets with also our precious coffee station and extra counter/cabinet for storage. And for even more storage you have a walk-in pantry. There is LED lighting along with skylights, a floor sweep, water filtration and garburator all ready for you. Engineered hardwood wraps a 3 sided propane gas fireplace keeping you warm on those cold winter days in the living and dining room. This rare Master bedroom has a 3 pc ensuite bathroom, and the home has a bonus additional 4 pc bathroom with skylight. Vacuflo keeps the floors easy to clean and a 40-gallon hot water tank keeps the hot flowing. Decks are covered with glass railing with the back deck including a TV to relax and enjoy. The fenced area is perfect for pets and open gate to the powered custom finished bunk house with 2 beds, TV and storage. A fire pit and sitting area is also ready for your evening setup! A large paved driveway comes with a rear privacy fence. All ready for you and included with this Dickson Creek Cottage Propane Tank, Full size Fridge, gas stove, microwave hood combo, dishwasher, Full size gas washer + dryer, Mounted tv, Tv stand, Small vintage grey table, Black storage closet, Sofa, Chair + footstool, Coffee table, Live edge table with hairpin legs, 1 free standing window a/c, Free standing kitchen garbage can, water filter, Dining table with (4) Chairs, Master Queen bed and frame with 4 pull out drawers (2 are unassembled in closet), 2 nightstands, 2 lamps, Mounted TV, 1 freestanding portable a/c, Queen mattress and

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