



GRASSROOTS
REALTY GROUP

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5075, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2246464



\$330,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	757 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,383
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island		

Inclusions: golf cart, furniture as viewed less personal items.

Welcome to your perfect getaway at Gleniffer Lake! This immaculately kept 1 bedroom, 1 bathroom retreat is ideally located just steps from the outdoor pool. Enjoy a bright, open-concept kitchen and dining area that flows seamlessly into a sun-filled living room, complete with cozy wood burning stove—ideal for relaxing or entertaining. Step outside to your private, covered back deck and fully fenced, beautifully landscaped yard—perfect for morning coffee or evening BBQs. This vibrant, gated community offers something for everyone: a golf course, sandy beaches, marina, boating, fishing, two outdoor pools, one indoor pool, hot tubs, basketball and beach volleyball, games rooms, an exercise facility, pickleball courts, restaurants, and a general store. Bonus features include a golf cart, storage shed, and all furniture (less personal items)—just move in and start enjoying lake life! So much to do for the whole family.