



GRASSROOTS
REALTY GROUP

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**5067, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2278017



\$162,900

Division: Gleniffer Lake

Lot Size: 0.07 Acre

Lot Feat: Backs on to Park/Green Space, Few Trees, Landscaped, Near Golf Course

By Town: Spruce View

LLD: 25-35-3-W5

Zoning: R-7

Water: Private

Sewer: -

Utilities: Electricity, High Speed Internet, Sewer, Water

Welcome to Gleniffer Lake Resort & Country Club, the ultimate destination for relaxation and recreation! This exceptional lot is perfectly situated just steps from the west pool - hot tub, and playground, offering unbeatable convenience for family fun and leisure. This treed property comes fully equipped with vinyl fencing, a Bunkhouse Shed – perfect for extra sleeping space or storage, woodshed, propane pig and 2 FOBs as well as a Yamaha G9-E Electric Golf cart with cover & charger. Gleniffer Lake Resort & Country Club amenities include an indoor pool & hot tub & 2 outdoor pools/ hot tubs, a challenging Golf Course, Clubhouse/ lounge, The Landing Restaurant, tennis & pickleball courts, a private beach & marina, fitness center, General Store and high speed internet is available. Enjoy the perfect blend of relaxation and recreation in this vibrant lakeside community offering Year-Round Activities & Events. Whether you're looking for a weekend retreat or a seasonal escape or retirement living, this lot offers everything you need for unforgettable memories. GLENIFFER LAKE RESORT is just 20 minutes west of Innisfail, making it a short drive to & from many major centres in Alberta. Opportunity knocks…call today!