



GRASSROOTS
REALTY GROUP

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**5066, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2282149



\$195,000

Division: Gleniffer Lake

Lot Size: 0.07 Acre

Lot Feat: Backs on to Park/Green Space, Landscaped, Level, Near Golf Course, S

By Town: Spruce View

LLD: 25-35-3-W5

Zoning: R-7

Water: Private

Sewer: -

Utilities: -

Welcome to Gleniffer Lake Resort & Country Club, the ultimate destination for relaxation and recreation. Get ready to enjoy the upcoming camping season in comfort and style with this exceptional recreational property located just steps from the west pool and hot tub & playground. This treed private lot backs onto green space, offering both convenience and breathing space in a peaceful family setting. This great property includes a 2017 Highland Ridge Open Road, 42' fifth-wheel RV featuring five slides, 2 bedrooms, 2 bathrooms, a full-size fridge with ice & water, & 2 Air conditioning units providing an exceptionally spacious and well-designed interior, ideal for extended stays or entertaining. Check out the floorplan. The custom-built west facing deck, creates the perfect outdoor space for relaxing, BBQing and visiting with friends and family. Also included is a 2012 Club Car, four-seater electric golf cart, making it easy to navigate the resort and fully enjoy all that Gleniffer Lake has to offer. Gleniffer Lake Resort & Country Club offers many amenities include an indoor pool/ hot tub and 2 outdoor swimming pools/ hot tubs, a challenging 9-hole golf course & clubhouse, private lake access with beach and marina, The Landing restaurant and lounge, coin laundry, fitness centre, recreation facilities, tennis/ pickleball/ basketball courts, playgrounds, dog park, walking trails & more. The general store is centrally located and offers many necessities as well as other treats & goodies. Gleniffer Lake is a gated community with on site security and offers year-round activities & community events. Whether you're looking for a weekend escape or a seasonal retreat or retirement living, this turnkey property offers an outstanding opportunity to enjoy resort living at its finest. Don't miss your chance to own a premium lot in one of Central Alberta's most desirable recreational communities located just 20 minutes west of Innisfail making it a short drive to and from major centres in Alberta. Call today!