



7080, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2291186



\$279,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	495 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse, Few Trees, Interior Lot, Paved, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	See Remarks
Floors:	Carpet, Laminate	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,476
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Other	Utilities:	See Remarks
Features:	High Ceilings, No Smoking Home, See Remarks		

Inclusions: Shed, Firepit, Lawn mower, Matching rocker chairs on front deck with cushion (2), Gazebo, storage bins (x2), Patio table w/cushions on deck, and sofa and matching chairs (2), Fridge, stove, microwave hood/fan combo, Washer/dryer combination, dining table and chairs (4), Queen mattress w/ bed frame in master and nightstands (2), double and single mattress in second bedroom, DVD w/speakers, sofa bed and two tables w/ lamp in living room, bistro chairs (2) with various kitchen appliances and tableware, all window coverings, access keys, and fobs (minimum X2).

PHASE 7 LOT 80 GLENIFFER LAKE GOLF AND COUNTRY CLUB: This great four season family property park model home is located in the communities phase 7 (Phase 7 has natural gas and 100 amp/220 electricity). There is an unground sprinkler system set up to assist the maintenance of your yard and inside is already providing you with a second bunk bedroom to get you all started. A large functional kitchen for everyone to work with also has an ideal extra eating bar for seating. The spacious living area that has extra room for the sofa and chairs, with extra sleeping in the sofa if needed. Hidden in is a cozy electric fireplace to warm up to on those cool Alberta days. And tucked in the hall closet is the washer/dryer combination. The master bedroom has extra storage room, and the second bedroom a double and single bunk for lots of sleeping space. Enjoy the morning sunshine on the exterior deck large enough to entertain you and all your friends and family, or enjoy it from your fully fenced yard. The lot is located in a phase that can support all your future developments, including garage. Join us in the beautiful community at Gleniffer Lake and be only a short walk to just some of our amenities - playground, pools, tennis courts, hot tub, fitness center, games room, as well as the lake and community restaurant all for your convenience! The property includes: Shed, Firepit, Lawn mower, Matching rocker chairs on front deck with cushion (2), Gazebo, storage bins (x2), Patio table w/cushions on deck, and sofa and matching chairs (2), Fridge, stove, microwave hood/fan combo, Washer/dryer combination, dining table and chairs (4), Queen mattress w/ bed frame in master and nightstands (2), double and single mattress in second bedroom, DVD w/speakers, sofa bed and two tables w/ lamp in living room, bistro chairs (2) with various kitchen

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