



5101, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2291257



\$269,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	504 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Interior Lot, Irregular Lot, Landscaped		

Heating: Forced Air, Propane

Floors: Carpet

Roof: Asphalt Shingle

Basement: None

Exterior: Mixed

Foundation: Other, See Remarks

Features: Built-in Features, High Ceilings, Laminate Counters, No Smoking Home

Water: Private

Sewer: Public Sewer

Condo Fee: \$ 4,430

LLD: 25-35-3-W5

Zoning: R-7

Utilities: -

Inclusions: Propane pig, shed, all patio furniture, BBQ, portable fire pit, brown deck box, deck area rugs, fridge, stove, microwave, washer, dryer, central A/C, love seat, 2 swivel chairs, coffee table, dining table and 4 chairs, wooden stool, all beds and mattress, various kitchenware and linens, stereo, TV, all window coverings, all access keys and fobs for the lot.

PHASE 5 LOT 101 GLENIFFER LAKE GOLF AND COUNTRY CLUB: Oversized end lot in phase 5 with 2 bedrooms, 2 bathrooms (1.5). The oversized lot boasts 1000 sq ft more than average (351.3 sq m/3781.36 sq ft). The yard comes with a private Concrete fire pit/patio area and plenty of room for the kids/pets to play on this sunny over-sized corner lot that has a West facing side yard. Large covered and railed deck is also all yours when you've had enough sun. The home is a short walk to the playground, outdoor pool and hot tub as well as the local Caddy Shack. This property is conveniently installed on screw anchors. Included with Woodland Park; Propane pig, shed, all patio furniture, BBQ, portable fire pit, brown deck box, deck area rugs, fridge, stove, microwave, washer, dryer, central A/C, love seat/hide-a-bed, 2 swivel chairs, coffee table, dining table and 4 chairs, wooden stool, all beds and mattress, various kitchenware and linens, stereo, TV, all window coverings, all access keys and fobs for the lot.