



GRASSROOTS
REALTY GROUP

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**3005, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2292625



\$173,000

Division: Gleniffer Lake

Lot Size: 0.06 Acre

Lot Feat: -

By Town: Spruce View

LLD: 25-35-3-W5

Zoning: R-7

Water: Public

Sewer: -

Utilities: -

PHASE 3, LOT 5 GLENIFFER LAKE GOLF AND COUNTRY CLUB: Great location, nicely landscaped interior lot, backing west onto a large green space. Come enjoy lake living! Many amenities for everyone in the family to enjoy. This property includes: Renovated Bunk House (Powered) w/Queen Bed, (mattress included) mini fridge, dresser, porta potty and a/c unit. Storage Shed, 2 deck boxes, 2 lounge chairs, BBQ & BBQ table, lawn mower, fire pit, propane fire pit, 2 gazebos, with roller shades and curtain panels, Patio lights on gazebos, 2 rugs on the deck. Firepit in the backyard with lots of room for gatherings, Large 11'6" X 28' deck skirted with vinyl and solar outdoor lighting around the outside of the deck and - 2013 Keystone Outback Travel Trailer with 2 slides – 1 in the bedroom and the other is the dinette slide in the living area space, the bedroom has a new RV Queen mattress, large closet, dresser and storage about bed with door access to the deck, as well as direct access to the bathroom. There is plenty of room in the living area with a U-shaped dinette and a sofa, (both make down into beds) & plenty of cupboard space. Also included are all kitchen contents (except for coffee maker, and the water bottle holder) as well as the original TV that came with the trailer. Tons of Storage Space inside and outside the trailer. Trailer is fully blocked underneath for extra support. All access key and fobs to lot included. This lot has been well enjoyed and cared for.