



2098, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2294898



**\$259,900**

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	484 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Few Trees, I		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Private
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	\$ 4,345
<b>Basement:</b>	None	<b>LLD:</b>	25-35-3-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-7
<b>Foundation:</b>	None	<b>Utilities:</b>	Fiber Optics, Sewer Connected, Water Connected
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Skylight(s)		

**Inclusions:** Arizona room, 2019 Yamaha Golf cart, Powered shed w/ storage shed, Fire pit, underground sprinklers, Propane pig, Stove, microwave/hood fan combo, fridge, washer, dryer, queen bed w/mattress, bunk bed mattress (x2), TV (x 2) TV cabinet, moveable air conditioner, sofa, chairs (x2) tray tables, patio table w/ chairs and cushions, window coverings, all access keys and fobs to the lot. (Minimum x2)

**PHASE 2 LOT 98 GLENIFFER LAKE GOLF AND COUNTRY CLUB:** Join us at this tastefully remodelled 2 bedroom furnished home which boasts a large fully fenced southern facing back yard with green space adjoining both the back and side yard. The large glassed in Arizona room is light and bright giving an additional 250 sq ft and inside the home you will appreciate the engineered wood floors throughout and the expansive kitchen pantry built ins. The master suite has a built in dresser and full mirrored wardrobe as well as a ceiling fan. In the secondary bedroom you will find 2 bunk beds and an additional built in dresser. Recent upgrades include premium interior paint, modern farmhouse decor faucets and door knobs, marble tile backsplash and toilet. Included with the Cavco home; Arizona room, 2019 Yamaha Golf cart, Powered shed w/ storage shed, Fire pit, underground sprinklers, Propane pig, Stove, microwave/hood fan combo, fridge, washer, dryer, queen bed w/mattress, bunk bed mattress (x2), TV (x 2) TV cabinet, moveable air conditioner, sofa, chairs (x2) tray tables, patio table w/ chairs and cushions, window coverings, all access keys and fobs to the lot. (Minimum x2)