



35468 Range Road 30 #1030
Rural Red Deer County, Alberta

MLS # A2297534



\$256,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	486 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,434
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: See remarks

Gleniffer Lake Golf & Country Club – Phase 1, Lot 30 Prime location with beautiful marina and lake views, just steps from the beach. This private lot backs onto green space and features a huge deck—perfect for relaxing or entertaining—along with a bunkhouse, workshop, and paved parking. The 2 bedroom, 2006 Breckenridge park model is clean and well cared for, with the second bedroom offering a single-over-double bunk. Enjoy added comfort with A/C, a skylight in the bathroom, and recent upgrades including a new hot water tank. Take advantage of resort-style amenities including a social room, pools, hot tub, pickleball courts, and direct access to the golf course. Condo fees include electricity, water, sewer, and garbage—making ownership simple and stress-free. The perfect getaway combining comfort, convenience, and lifestyle.