



**GRASSROOTS**  
REALTY GROUP

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**3042, 35468 Range Road 30  
Rural Red Deer County, Alberta**

**MLS # A2298104**



**\$209,900**

**Division:** Gleniffer Lake

**Lot Size:** 0.06 Acre

**Lot Feat:** Close to Clubhouse, Greenbelt, Lawn, Near Golf Course, Rectangular L

**By Town:** Red Deer County

**LLD:** 25-35-3-W5

**Zoning:** R-7

**Water:** Private

**Sewer:** Private Sewer

**Utilities:** -

PHASE 3 LOT 42 GLENIFFER LAKE GOLF AND COUNTRY CLUB: All we need is YOU!!! This lot is complete with landscaping, fire pit, and also fenced for privacy and the pets! The perfect place to get you all started, and all it needs is you. The lot has extra room for parking, and extra living and sleeping for the family, guests, and pets in the additional sunroom! Yes, this lot has an upper back deck and will have provided a partially furnished completed Arizona sunroom. During your stay you can pamper your time in a 2016 RV Toy hauler and sleeper, and your travel in the community can be in the included 2016 Four seater custom golf cart and charger. Location in the community has you central with only a short walk to the Proshop, marina, general store or recreation and Landing facility. Included with the Lot: Shed, Storage Shed, Firepit, Arizona sunroom with skirted, railed deck, TV and stand, Fridge, Patio Table, Dining Table and Chairs (4), 2016 Keystone Impact RV Toy Hauler and furniture, Dyson hand held vacuum, 2016 Four seater upgraded Club Car golf cart, charger, and cover Plate #071 Club Car, all access keys and fob(s), New siding for Shed is included to colour match Storage Shed.