



**GRASSROOTS**  
REALTY GROUP

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**3032, 35468 Range Road 30**  
**Rural Red Deer County, Alberta**

**MLS # A2118741**



**\$270,000**

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**Division:** Gleniffer Lake

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**Lot Size:** 0.06 Acre

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**Lot Feat:** -

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**By Town:** Spruce View

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

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**Zoning:** R-7

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Welcome to lot 3032 at Gleniffer Lake Resort, where luxury and comfort await in this shows-like-new, extra-wide, 2-bedroom park model. Turnkey and fully furnished, this retreat leaves nothing to be desired. From the dishes to the linens, everything you need is provided ensuring a seamless transition to your new oasis. Stay cool and comfortable with the included air conditioning and ceiling fans. Relax in style in the primary bedroom, complete with a rare king-sized bed and ample storage in the spacious double closet. The bathroom features a tub and shower combo, with recent upgrades including a new toilet, sink faucet, and hand-held showerhead. Bunk beds await in the second bedroom complete with an ample dresser for storage and a side table. Need to sleep 2 more? The twin beds in the lovely "shed-bunkie" conversion have you covered. Entertaining is a breeze with the fully equipped kitchen. The dining area comfortably seats four with matching chairs and a leaf to expand the table for larger gatherings. Outdoor living is taken to the next level with a beautifully landscaped yard -- complete with a strip of grass for pets and a lawn mower for easy maintenance. The large covered, upper deck provides a private retreat furnished with beautiful outdoor furniture, a fire table for cozy evenings and even a TV on an outdoor mount. The lower ground level deck offers the perfect spot for soaking up the sun during the day or dancing the night away. Currently configured for seasonal use, a few minor changes could make this property a year-round home. As to the resort itself, Gleniffer Lake Resort offers an array of amenities, including access to the pristine waters of Gleniffer Lake for boating, fishing, and water sports enthusiasts. Indulge in the resort's well-maintained facilities, from swimming pools and hot tubs to tennis/pickleball courts and playgrounds, catering to every age and interest. Immerse yourself in a vibrant social scene with organized events, clubs, and gatherings, fostering lasting friendships and cherished memories. With meticulously landscaped grounds, it's beautiful par 36 9-hole golf course, par-3 course, pitch and putt practice area, disc golf AND its secure gated access, Gleniffer Lake Resort ensures a safe, fun and welcoming environment for all residents and visitors. Whether seeking relaxation or adventure, this resort community beckons with its unparalleled beauty and recreational opportunities. Discover the allure of resort-style lakeside living at its finest -- where every day is an opportunity for adventure, escape or relaxation. It's all your call.