



GRASSROOTS
REALTY GROUP

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**3062, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2119276



\$143,000

Division: Gleniffer Lake

Lot Size: 0.06 Acre

Lot Feat: -

By Town: Spruce View

LLD: 25-35-3-W5

Zoning: R-7

Water: -

Sewer: -

Utilities: -

Unveil the allure of lakeside living with this bare lot at the Gleniffer Lake Resort and Country Club condominium on Gleniffer Lake, Alberta. This lovely lot is the ideal spot for bringing your own RV or park model - or - using it for its rental potential. Walking onto the property, you're welcomed by a charming arbour. To the side, you'll find gravel parking for two vehicles or a vehicle and a boat ensuring you have ample space for your recreational needs. Additionally, the property includes an 8x8 base shed with wings for extra space or future bunk beds - perfect for storing your equipment and toys and making space for guests. The yard is partially fenced and treed providing a sense of privacy and separation while still allowing you to relish in the communal spirit of this amazing lake community. Water and sewer are year-round-ready and covered in your condo fees. Electricity is metered and paid by the lot owner. Gleniffer Lake Resort boasts an impressive array of amenities including three pools, two hot tubs, tennis/pickleball courts, two playgrounds, an outstanding 9-hole golf course, a par 3 course, and even disc golf for outdoor enthusiasts. For added convenience, there's an onsite store and restaurant, a boat launch and marina, coin-operated laundry facilities, a well-equipped fitness center, and a recreation room for social gatherings. Bare lots on Gleniffer Lake are rare. Seize this chance to create your personalized haven in one of Alberta's most coveted lakefront locations. Arrange a viewing today and let your Gleniffer Lake dreams become a reality.