

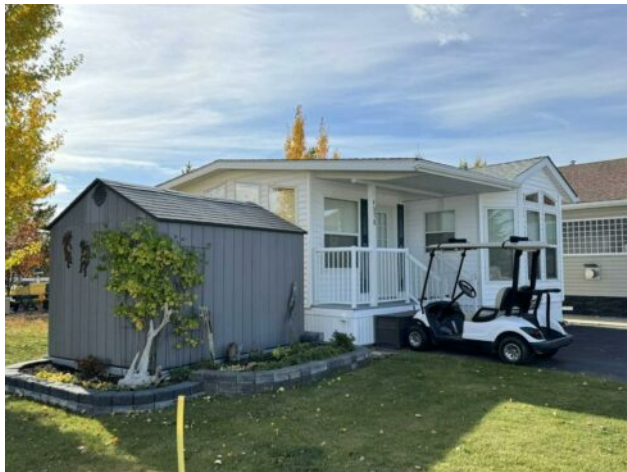


GRASSROOTS
REALTY GROUP

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4078, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2198523



\$199,500

Division:	Gleniffer Lake		
Type:	Residential/Other		
Style:	Park Model		
Size:	549 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,248
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Track Lighting, Vinyl Windows		

Inclusions: Stove, fridge, microwave, indoor furniture in modular home and sunroom except as stated in excludes, kitchenware, mattress and bedspread, all draperies, TV and DVD player, electric fireplace, all outdoor furniture, oversized propane tank, BBQ, 3 burner stove, firepit, 6x3x6 garden shed, 8x10x8 shed, lawn mower, garden box on drive pad

Discover the perfect getaway at Gleniffer Lake Resort with this stunning corner lot, backing onto a spacious park. Situated in the heart of Phase 4, this 1+ bedroom, 1-bathroom park model features a solidly built 10' x 16' addition with durable 2x6 construction. Accommodations are flexible, with a queen-sized bed in the bedroom, a hide-a-bed in the living room, and a sofa bed in the addition—comfortably sleeping six. For extra privacy, simply pull the accordion wall across to create a temporary second bedroom in the living room. Designed for outdoor entertaining, the property boasts a covered deck equipped with an electric hanging infrared heater, a ground-level patio, and a spacious firepit area. Enjoy alfresco dining at the wicker and glass patio set under an offset cantilever umbrella. Additional conveniences include a propane BBQ, a 3-burner camping stove, an 8' x 10' vinyl shed, and a 3' x 6' garden shed. Beautiful landscaping with perennials, an apple tree, and lush greenery enhances privacy and charm. This turnkey retreat comes fully furnished and stocked with dishes, cutlery, cookware, window coverings, and even a newer gas lawn mower. The paved driveway easily accommodates two vehicles and a golf cart. Seller is open to looking at your small 5th wheel or class C motorhome as partial payment on this property. Gleniffer Lake Resort offers an exceptional lifestyle with outstanding amenities, including three pools, hot tubs, a fitness center, tennis and pickleball courts, two playgrounds, and private lake access for boating, fishing, and water sports. Golf enthusiasts will appreciate the 9-hole and par 3 courses, as well as a disc golf course. The secure, gated community also features an onsite store, restaurant, boat launch, and marina. With organized events and a vibrant social scene, this

resort is the perfect place to create lifelong memories and enjoy lake living now.