



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3026, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2200577



\$249,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	493 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Irregular Lot, See Remarks		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,342
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R7
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), See Remarks, Skylight(s), Vaulted Ceiling(s)		

Inclusions: none

PHASE 3 LOT 26 GLENIFFER LAKE RESORT AND COUNTRY CLUB ~ All the work is done! Simply move in and begin to enjoy "lake life" right away. This is a very nicely appointed Breckenridge park model home on well developed lot situated near the resort entrance and Pro shop. This great lake resort property starts with a comfortable home featuring a living area with lots a windows for natural light, accent lighting, an electric fireplace, and 2 sofa beds for extra sleeping complimented by a retractable room divider for privacy. The kitchen offers lots of cabinets and an ample dining space with bayed window. The bedroom is complete with closet and storage space, and a pocket door to the 4 piece bathroom with a sky light for more natural light. Laundry hook-ups are available in the closet. You come to this wonderful lake resort to relax and enjoy the outdoors and this property delivers with a fantastic 12 x 28 composite deck complete with an insulated deck cover and glass railing. Perfect for outdoor dining and entertaining the family and friends that will be stopping by. Then enjoy sitting around the fire on the concrete fire pit area. There is additional concrete patio space beside the deck. Parking is not a problem with the large poured concrete front drive with plenty of room for the included golf cart and charger. Additional storage can be found in the included sheds. Located on the shores of beautiful Gleniffer Lake this resort offers a challenging 9 hole golf course, beach, boat launch, tennis and pickle ball courts, General Store, restaurant, fitness room, and so much more ! Add it all up and you will see the value in this turn key package. Included : Breckenridge Park Model, Stove, Fridge, Microwave/Hood Fan, AC, Golf Cart and charger, Shed, Wood Shed, Propane Pig, Sofa Beds (2), Recliner, Ceiling Fans(2), 2 bar stools, dining table and 4 chairs, bed and mattress, end

table, coffee table, BBQ, fobs and keys.