



GRASSROOTS
REALTY GROUP

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3065, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2203598



\$300,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	750 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Irregular Lot, Lawn, Level, No Neighbours Behind		

Heating:	Central	Water:	Private
Floors:	Linoleum	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	\$ 357
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Vinyl Windows		

Inclusions: Refrigerator, 5-burner stove, microwave with hood fan, queen hide-a-bed sofa, 3 TVs, TV stand, two occasional chairs, 2 side tables, coffee table/chest, area rug, dining table and 4 chairs, king bed, 4 nightstands, 4 bed-side lamps, closet dresser, mirror, trundle bed with 2 twin mattresses, adjustable base twin bed, chest of drawers, 2 ceiling fans, all draperies, washer, dryer, BBQ, lawn mower, wheel chair lift, shed, golf cart

Gleniffer Lake Resort is Central Alberta's hidden gem — a gated, year-round community featuring a par 36 9-hole golf course, marina, sandy beach, indoor and outdoor pools, hot tubs, clubhouse, fitness centre, and on-site dining. Whether you're looking for peaceful relaxation or an active, social lifestyle, this stunning resort has it all. Welcome to Lot 3065, a thoughtfully designed, custom-built, 2x6 wall constructed manufactured home located literally steps from the Pro Shop — perfect for golf lovers! This barrier-free, accessible home is equipped with an electric lift at the front entry, an extra-wide hallway for wheelchair maneuverability, larger door openings, and manual ceiling lifts in both the second bedroom and bathroom for easier movement. Inside, you'll find a u-shaped front kitchen with a huge pantry, ample cupboard space, a 5-burner propane gas stove, stainless steel double sink with built-in soap dispenser, microwave, and a lovely bay window over the sink. The primary bedroom boasts a king bed with an extra-thick mattress, while the second bedroom features a trundle bed and an adjustable twin bed. The living room sofa also converts into a bed, giving this property a total sleeping capacity of 7. Additional features include full-size front-loading washer and dryer, a residential 50-gallon water tank with easy shut-off, three TVs, ceiling fans in both the kitchen and primary bedroom, and beautiful floating linoleum floors that mimic vinyl plank but are easier to clean. The home rests securely on screw piles and is fibre-optic ready — just bring your modem, pick a service provider and start streaming! Outside, enjoy a large, partially covered, private deck perfect for outdoor dining or simply relaxing in your own peaceful retreat. And when it's time to explore the resort, hop in the included electric golf cart and cruise from one end of

this incredible community to the other with ease. This move-in-ready, accessible lake getaway has everything you need — and it's waiting for you at Lot 3065!