



**GRASSROOTS**  
REALTY GROUP

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5090, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2204052



**\$310,000**

Division:	Gleniffer Lake		
Type:	Residential/Other		
Style:	Park Model		
Size:	733 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Garden, Greenbelt, Interior Lot, Landscaped, Lawn		

Heating:	Central, Fireplace(s)	Water:	Private
Floors:	Carpet, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	-	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	-	Utilities:	-
Features:	Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vinyl Windows		

**Inclusions:** All indoor and outdoor furnishings, all indoor and outdoor decor items, all kitchenware and cookware, all linens and towels, all window coverings, ceiling fan in shed, BBQ, BBQ gazebo, two golf carts (sold as is), 2 sheds, all contents of both sheds

Welcome to Lot 5090 at Gleniffer Lake Resort &mdash; your turnkey, move-in-ready lake retreat! Gleniffer Lake Resort is a gated, beautifully maintained community offering a pristine par 36 9-hole golf course, indoor and outdoor pools, hot tubs, a fitness center, clubhouse, on-site dining, an active social calendar for all ages and a private marina with boat slips. Whether you're relaxing poolside, enjoying the beach, or cruising the resort in your golf cart, this community is designed for leisure and family fun year-round. Lot 5090 features a 1-bedroom park model with a stick-built, insulated addition, seamlessly connected by a large opening for easy flow between spaces. The multi-purpose front living room transforms into a private guest bedroom with its own TV and electric fireplace, and all three sofas convert to beds, accommodating up to 10 guests comfortably. Step outside to a fully landscaped, irregularly shaped oversized yard with easy-care perennials, a fenced rear area for your furry friend, and a south-facing backyard perfect for sunny afternoons. Relax on the front deck with seating for two, or head to the rear deck, complete with artificial turf, a fire table, cantilevered umbrella, and cozy woven chairs. A second shed is fully stocked with everything you need to care for the lush grass and gardens. The property includes two gas-powered golf carts &mdash; one styled like a red Cadillac for standout resort cruising &mdash; and an asphalt driveway with parking for two vehicles and two carts. A charming bunkie with a queen bed, ceiling fan, opening windows and ample storage awaits visiting family and friends. Additional features include a coffee station with wine fridge, propane BBQ under a gazebo, metal roof, fibre optics connectivity, washer/dryer plumbing, and a leased propane tank. Just pack your clothes and food &mdash; lake life

starts here at Gleniffer Lake Resort!