



GRASSROOTS
REALTY GROUP

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3019, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2205055



\$325,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	769 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Boat, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn		

Heating: Central, Fireplace(s)

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Piling(s)

Water: Private

Sewer: Private Sewer

Condo Fee: \$ 359

LLD: 25-35-3-W5

Zoning: R-7

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Smart Home, Track Lighting, Vinyl Windows

Inclusions: All indoor and outdoor furniture, 2 window A/C units, washer, dryer, fridge, stove, dishwasher, microwave, bedding in 2nd bedroom, gas fireplace, firepit, planters, rain barrel, garden box

Escape to your ideal getaway in this beautifully maintained 2-bedroom modular home, built with sturdy 2x6 walls for comfortable, four-season living. The open-concept design seamlessly connects the kitchen, dining, and living spaces — perfect for gatherings. The kitchen is thoughtfully designed with a large moveable island, pantry, dishwasher, and abundant storage. A bright addition floods the space with natural light through oversized windows, complemented by a cozy propane fireplace and A/C window units for comfort in every season. Skylights enhance the kitchen's warmth, and a charming barn door adds a stylish touch to the bathroom. Laundry is conveniently located in the heart of the home with a washer and dryer. Start your mornings with coffee on the inviting front porch, or fire up the BBQ on the spacious back deck, complete with a large teak table, six chairs, and a generous umbrella. In the evenings, gather around the private firepit area, tucked behind a mature hedge — the perfect place to share stories and roast marshmallows. The easy-care yard requires just about 20 minutes of trimming and mowing, and there's parking for three vehicles plus space for 1-2 golf carts. You'll love being just a quick five-minute golf cart ride to both the golf course and the beach. At Gleniffer Lake Resort, enjoy an unmatched lifestyle with incredible amenities: three pools, hot tubs, a fully equipped fitness center, tennis and pickleball courts, two playgrounds, and private lake access for boating, fishing, and water activities. Golfers can sharpen their skills on the par 36 9-hole and par 3 courses, or try their hand at disc golf. This secure, gated community also offers a convenience store, restaurant, boat launch, and marina. With year-round activities, organized events, and a welcoming community, this is the perfect place to make lasting memories

and embrace lake life.