



GRASSROOTS
REALTY GROUP

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3095, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2205726



\$325,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	768 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Close to Clubhouse, Landscaped, No Neighbours Behind, On Golf Course, Vi		

Heating:	Forced Air, Propane	Water:	See Remarks
Floors:	Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Block, Other	Utilities:	Fiber Optics, See Remarks
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: Please see Remarks

PHASE 3 LOT 95 GLENIFFER LAKE GOLF AND COUNTRY CLUB: GOLF course view at its finest!!! Located on one of the oversized lots in the utmost prime location lot on the 7th green at Gleniffer Lake Golf course, plus bonus views of watching a par 3 over water for Hole #8 Tee boxes!!! The oversize lot boasts over 3200 feet that provides more yard for you and the family, the current cottage, and all your future dreams to begin! The private large rear and side yards also may offer lots of space for active kids and pets. The location has clean curb appeal with concrete parking for two vehicles and ample room for the golf cart or pleasure craft in mind. Inside invites updated paint, flooring, appliances and cabinetry. The entire home has new modern neutral colours give the feeling of relaxing space for all your enjoyment and needs. The updated bathroom has a built-in storage for the extra lake, pool towels, and supplies when needed. The home has the dining and kitchen space we all can enjoy, with a large extended island and prep station room to serve everyone. Screened deck doors are perfect for allowing those evening summer breezes, and the covered raised deck is a benefit for rain days and when you’ve already had enough sun for the day! This wonderful two bedroom home can be all yours! Your true lake experiences are waiting to begin! Included with the Home: Propane pig, Golf cart with charger, Shed with lawn mower and an assortment of tools, deck chairs at the back, fire pit, Sofa and chair, two end tables, coffee table, electric fireplace, TV and stand, lamp, area rug in living room, portable air conditioner, table and chairs(6), cabinet, beverage fridge, all dishes, plates, bowls and glassware, cups, cutlery, pots and pans,,fry pans. Fridge, gas stove, microwave, dishwasher, toaster oven, washer/dryer, Queen beds(two years old x2), all

bedding and linens, night stands (2), dressers (2), all window coverings, access keys and fobs (minimum x2).