



GRASSROOTS
REALTY GROUP

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

2010, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2213218



\$265,000

Division:	Gleniffer Lake		
Type:	Residential/Cabin		
Style:	Park Model		
Size:	593 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Few Trees, C		

Heating:	Central, Fireplace(s)	Water:	Private
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	-	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Skylight(s)		

Inclusions: stove, built-in dishwasher, microwave with hood fan, ceiling fans, window coverings, dining table and 4 chairs, pots, pans, dishes, utensils, small appliances, living room furnishings, electric fireplace, TV, rugs, all bedding, propane tank, bunk house and all contents, shed, firepit, beverage fridges, electric golf cart and charger, deck furniture, lawn mower, extra lawn chairs, tools, picnic table, fire pit

Located in a gated, four-season resort community, Gleniffer Lake Resort offers a 36 par 9-hole golf course, marina, indoor and outdoor pools, hot tubs, fitness centre, pickleball courts, restaurant, and clubhouse. Centrally located within the resort and just a short walk or ride to all amenities, this charming 2-bedroom unit backs onto the 7th hole and is bordered by green space on one side for added privacy. The primary bedroom features a queen bed with generous storage, while the second bedroom includes a queen with a single bunk above. The bay-windowed dining area seats four comfortably, and the kitchen boasts a 4-burner gas stove, microwave, full-size dishwasher, double sink and large pantry. A spacious 4-piece bath with a 3-way mirror adds comfort and convenience. The largest hall closet is plumbed and waiting for you to add your own washer/dryer or you can use the coin operated laundry at the clubhouse and get it all done at once. The sunroom addition offers a flexible space to lounge or entertain, while the covered rear deck provides a private vantage point to watch golfers pass by. The fully fenced yard is ideal for pets or kids, and the low-maintenance landscaping lets you spend more time enjoying the resort. Extras include: all indoor and outdoor furnishings, kitchenware, all draperies, central vacuum with attachments, bunkhouse for extra guests, a shed for storage, BBQ, lawnmower, and a golf cart. Plumbed for a washer/dryer and offering ample parking for two vehicles plus cart(s), this turn-key property is ready for you to move in and relax tomorrow.