



5075, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2289233



**\$350,000**

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Private
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 4,383
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-7
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island		

**Inclusions:** golf cart, furniture as viewed less personal items

Welcome to your perfect getaway at Gleniffer Lake! This immaculately kept 1 bedroom, 1 bathroom retreat is ideally located just steps from the outdoor pool. Enjoy a bright, open-concept kitchen and dining area that flows seamlessly into a sun-filled living room, complete with cozy wood burning stove—ideal for relaxing or entertaining. Step outside to your private, covered back deck and fully fenced, beautifully landscaped yard—perfect for morning coffee or evening BBQs. This vibrant, gated community offers something for everyone: a golf course, sandy beaches, marina, boating, fishing, two outdoor pools, one indoor pool, hot tubs, basketball and beach volleyball, games rooms, an exercise facility, pickleball courts, restaurants, and a general store. Bonus features include a golf cart, storage shed, and all furniture (less personal items)—just move in and start enjoying lake life! So much to do for the whole family.