



GRASSROOTS
REALTY GROUP

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5104, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2291254



\$214,900

Division: Gleniffer Lake

Lot Size: 0.08 Acre

Lot Feat: Irregular Lot, Near Golf Course

By Town: Spruce View

LLD: 25-35-3-W5

Zoning: R-7

Water: See Remarks

Sewer: Other

Utilities: Sewer

PHASE 5 LOT 104 GLENIFFER LAKE GOLF AND COUNTRY CLUB: Discover a location that truly stands apart. This oversized Phase 5 lot sits directly against tranquil green space inside our private, gated community—giving you privacy, nature, and over 500 extra feet of room to unwind, explore, and enjoy. The lot is partially fenced, with its most impressive features tucked thoughtfully at the back: a beautifully developed, lush yard; a dedicated fire-pit area with built-in seating; and a cozy sleep bunkhouse that creates the perfect hideaway for relaxation or quiet mornings. A large deck extends your outdoor living space, making it effortless to soak up the sunshine and the serenity around you. A meticulously maintained, like-new destination trailer and a golf cart (as-is) are included, so you can start enjoying the property immediately while you plan your future home. Life at the lake comes with more than just a beautiful lot. Our gated community offers 3 pools, 2 hot tubs, a restaurant and lounge, games and fitness room, private beach and marina, a 9-hole golf course, par-3 links, plus tennis and basketball courts—all set along the stunning north shores of Gleniffer Lake. It's your turn to live the lake life. Included with lot: 2018 Forest River Destination trailer Model 403RD with extended Warranty, Yamaha two seat golf cart (as-is), cover, and charger, Shed, bunkhouse powered shed w/two double bed mattresses, dresser, TV, BBQ and cover, lawnmower, umbrella (2), patio table, and chairs (4). Travel trailer comes complete with AC, electric fireplace, stainless steel appliances- fridge, stove top/oven, and microwave. Washer/dryer hook-up, Queen master bedroom, dining room table and chairs(4), smart TV, two sofa beds, and reclining loveseat, various Kitchenware, dishes, bedding, linens, access keys and fobs to the lot included.