



4092, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2291259



\$339,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Greenbelt, Interior Lot		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,643
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Piling(s), Poured Concrete	Utilities:	See Remarks
Features:	Ceiling Fan(s)		

Inclusions: Fairmont home, powered bunkhouse w/queen bed, Wood shed, BBQ, storage cabinets(2), fridge, stove, dishwasher, hood fan, washer/dryer, wood cabinets(2) in kitchen/dining, fireplace, second bedroom mattress (x2), all window coverings, access keys, and fobs (2)

PHASE 4 LOT 92 GLENIFFER LAKE RESORT. This updated Fairmont home features 2 bedrooms and 1.5 bathrooms with newer plank flooring throughout for you and the family. This private, inside location backs onto a green belt providing bonus privacy plus extra green space! The powered bunkhouse has room for even more sleeping and includes a queen bed (space for a single bed), fridge, and two storage cabinets for that extra storage area when needed. the lot welcomes you with mature landscaping and a completely fenced lot ready for our fur-baby. The private sitting or fire pit area is all ready and waiting for you and family. The custom addition to this Fairmont Home allows a bright open concept providing extra living and bonus powder room. The neutral warm tones welcome you throughout the home. Lots of room and cabinetry in the kitchen with spacious seating for dining allowing you to provide for you and the family. It's time to start your lake memories! Included with this four season Fairmont Home and Addition: Powered bunkhouse w/queen bed, Wood shed, BBQ, storage cabinets(2), fridge, stove, dishwasher, hood fan, washer/dryer, wood cabinets(2) in kitchen/dining, second bedroom mattress (x2), all window coverings, access keys, and fobs (2).