



GRASSROOTS

REALTY GROUP

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**5005, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2296113



\$249,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	487 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Laminate	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,753
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R7
Foundation:	None	Utilities:	-
Features:	Skylight(s)		

Inclusions: see remarks

PHASE 5 LOT 5 GLENIFFER LAKE RESORT ~ Amazing view lot with a well cared for 2 bedroom park model home. You will be hard pressed to find a lot available that offers such panoramic west views. The sun will follow you all day as you relax on the large deck and as the sun goes down on another great day at the lake you can take in the beautiful sunsets across the open field to the west. This Quail Ridge park model provides a great place to relax with a living space complimented by lots of windows (front ones are tinted), an electric fireplace, and a sofa bed for extra guests. The kitchen is very functional for a smaller home with ample counter space, storage, and eating area. The primary bedroom is located at the back with tranquil views out the window for a peaceful retreat and has plenty of closet space. The second bedroom is smaller but works well for the kids with the space efficient bunk beds. A full 4 piece bath with skylight and a passage door to the primary completes the interior. Outside the large deck and stunning views are not the only features of this lake resort property. There is a great bunkhouse shed with a bed and additional storage, a smaller shed, and paved parking. The outdoor pool and playground are just steps down the street. Located along the shores of pristine Gleniffer Lake you get all of the enjoyment and memories that come with "lake life". This wonderful community enjoys amenities such as 3 pools, 2 hot tubs, restaurant and lounge, games and fitness room, private beach, boat launch, a beautiful and challenging 9 hole golf course, par 3 mini links with disc golf, tennis /pickle ball courts, general store, and more. Join one of the many social groups or activities, or just relax and escape. It is all here waiting for you ! Included: Park Model Home, stove, fridge, microwave, bunkhouse shed, tool shed, Sofa bed, chair, table and chairs, TV, beds and

mattresses, misc kitchen items.