



GRASSROOTS

REALTY GROUP

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2031, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2296985

\$309,900



Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	516 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, On Golf Course, Views		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Linoleum	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	\$ 4,745
Basement:	None	LLD:	25-35-3-W5
Exterior:	See Remarks	Zoning:	R-7
Foundation:	Block, Other	Utilities:	Electricity Connected, High Speed Internet, Sewer Connected
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: See Remarks

PHASE 2 LOT 31 GLENIFFER LAKE RESORT ~ Do "lake life" in style. This outstanding golf course view lot will provide you will endless summer sunsets. Outside is where you want to be and this spacious deck is ready to do it in style with a hot tub, quality deck furniture, and a BBQ already in place. The automated louvered deck canopy and the glass railing complete an amazing outdoor living space as you look out at the fifth green. Step into this well-kept unit and you will find that it has a modern flare with lofty ceilings, 4 PC main bath, kitchen with stainless steel appliance's, an eating area with lots of light, and a living area with electric fireplace and TV mounted above it. One bedroom features a bunk bed with side closet storage, and the primary bedroom provides ample closet space and a rare 2 PC ensuite. The convenience of in unit washer and dryer just adds to the appeal. The parking pad is concrete and has room for 2+ vehicles. There is also a shed that is great for storage. Located along the shores of pristine Gleniffer Lake you get all the enjoyment and memories that come with "lake life". This wonderful community enjoys amenities such as three pools, two hot tubs, restaurant and lounge, games and fitness room, private beach, boat launch, a beautiful and challenging 9-hole golf course, par three 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: Kropf Park Model Home, Gas Stove, Microwave Built-In, Fridge, Stacking Washer/Dryer, Window Coverings, Shed, Golf Cart with Charger, Propane Pig, Hot Tub, BBQ, Deck Furniture with Cushions, Deck Box, Table with 4 Chairs, Couch, Coffee Table, End Tables, Bunk Bed, Queen Bed with Mattress, 2 Stools, Living Room Chair, TV and Stand, ceiling fan , shed, Handicap Lift, Remote for

Deck Awning, and fob (s).