



**GRASSROOTS**  
REALTY GROUP

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35468 Range Road 30 #1030  
Rural Red Deer County, Alberta

MLS # A2297534



**\$256,000**

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	486 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Private
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 4,434
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-7
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings		

**Inclusions:** See remarks

Gleniffer Lake Golf & Country Club &ndash; Phase 1, Lot 30&nbsp;   Prime location with beautiful marina and lake views, just steps from the beach. This private lot backs onto green space and features a huge deck&mdash;perfect for relaxing or entertaining&mdash;along with a bunkhouse, workshop, and paved parking.&nbsp;   The 2 bedroom, 2006 Breckenridge park model is clean and well cared for, with the second bedroom offering a single-over-double bunk. Enjoy added comfort with A/C, a skylight in the bathroom, and recent upgrades including a new hot water tank.&nbsp;   Take advantage of resort-style amenities including a social room, pools, hot tub, pickleball courts, and direct access to the golf course. Condo fees include electricity, water, sewer, and garbage&mdash;making ownership simple and stress-free.&nbsp;   The perfect getaway combining comfort, convenience, and lifestyle.&nbsp;