



2010, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2302594



**\$265,000**

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Park Model		
<b>Size:</b>	593 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Few Trees, C		

<b>Heating:</b>	Central, Fireplace(s), Propane	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 4,745
<b>Basement:</b>	None	<b>LLD:</b>	25-35-3-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-7
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Skylight(s)		

**Inclusions:** Stove, Built in Dishwasher, Microwave with Hood Fan, Ceiling Fans, Window Coverings, Dining Table and 4 Chairs, Pots, Pans, Dishes, Utensils, Living Room Furnishings, TV, Rugs, All Bedding, Propane Tank, Bunk House and all Contents, Shed, Firepit, Beverage Fridge, Electric Golf Cart and Charger, Deck Furniture, Lawn Mower, Extra Lawn Chairs, Tools, Picnic Table.

Located in the gated, four-season community of Gleniffer Lake Resort, this property offers the full resort lifestyle with access to a 9-hole (36 par) golf course, marina, indoor and outdoor pools, hot tubs, fitness center, pickleball courts, restaurant, and clubhouse. Centrally positioned within the resort and just a short walk or golf cart ride to all amenities, this charming 2-bedroom unit backs directly onto the 7th hole and is bordered by green space on one side—an ideal combination of convenience and privacy that buyers in this resort are looking for. Inside, the layout is functional and welcoming, featuring a bay-window dining area that comfortably seats four, a well-equipped kitchen with a 4-burner gas stove, microwave, full-size dishwasher, double sink, and large pantry. The primary bedroom offers a queen bed with generous storage, while the second bedroom includes a queen with a single bunk above—perfect for family and guests. A spacious 4-piece bathroom adds everyday comfort. The largest hall closet is plumbed and waiting for you to add your own washer/dryer or you can use the coin operated laundry at the clubhouse. A bright sunroom addition provides flexible space to relax or entertain, while the covered rear deck offers a private vantage point overlooking the golf course. The fully fenced yard is ideal for pets or kids, and the low-maintenance landscaping means more time enjoying everything the resort has to offer. Extras include all indoor and outdoor furnishings, kitchenware, all draperies, central vacuum with attachments, a BUNKHOUSE for extra guests, storage shed, BBQ, lawnmower, and a golf cart—making this a true turn-key opportunity. Ample parking allows for two vehicles plus golf cart(s). Move-in ready and set up for immediate enjoyment—this is resort living done right.