



GRASSROOTS
REALTY GROUP

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3040, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2303996



\$189,900

Division: Gleniffer Lake

Lot Size: 0.07 Acre

Lot Feat: Close to Clubhouse, Level, Private, Standard Shaped Lot

By Town: Spruce View

LLD: 25-35-3-W5

Zoning: R-7

Water: Private, See Remarks

Sewer: Other

Utilities: Fiber Optics

PHASE 3 LOT 40 GLENIFFER LAKE RESORT. LOCATION, LOCATION!! Mint Condition Destination Trailer on a Prime Lot. This beautifully maintained destination RV trailer is perfectly located in Phase 3 of a sought-after seven-phase gated community. The lot offers an exceptional setting—only steps from the pathway leading to the restaurant and marina, and just a short walk to the beach area, indoor and outdoor pools, and hot tub. Designed as a true seasonal home, the trailer features a spacious crawl loft, a large master bedroom with a comfortable king bed, and vaulted ceilings throughout the kitchen and living areas, creating an open and airy feel. The inviting fireplace in the living room adds warmth and comfort for those cozy days. The kitchen is well-appointed with ample storage, a central island providing additional counter and drawer space, and an efficient layout ideal for entertaining. Large windows throughout the trailer flood the space with natural light while offering a beautiful view of the backyard. High-speed fiber optic service is available at the lot, making it easy to stay connected. Outdoors, the fully landscaped and partially fenced lot is designed for relaxation and privacy. A secluded firepit area is tucked away at the rear, while the covered deck with gazebo extends your living space outdoors. The on-site shed provides excellent storage for landscaping equipment and future needs, with ample room for potential upgrades such as a bunkhouse. This turn-key property offers comfort, convenience, and location—an ideal retreat for enjoying everything the lake lifestyle has to offer. Included with the land: 2018 Destination trailer, Shed, Deck, gazebo, exterior miscellaneous accessories and patio furniture, TV, Fridge, stove, microwave, washer, various kitchenware, small appliances and tableware, all interior furnishings, beds and mattresses, all window coverings, access keys, and fobs for this property. (Golf Cart and charger w/new batteries and enclosure for the cart, bedding and linens, and all furnishings mentioned/unmentioned negotiable.) Propane Pig: Leased with Blindman