



**3044, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2304481



\$350,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	991 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Lawn, No Neighbours		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Linoleum	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,742
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Block, Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Track Lighting, Vinyl Windows		

Inclusions: golf cart & charger, gazebo, shed, wood shed & wood, garden boxes, nluve Adirondack chairs, outdoor stacking chairs & small table, gardening equipment and pots, umbrella, BBQ, firepit, all indoor furnishings (except as noted), small appliances, all kitchenware (except as noted), window coverings, linens & bedspreads, towels, stacked washer/dryer, dishwasher, mircowave, propane stove, fridge, indoor propane fireplace

Welcome to Lot 3044 at Gleniffer Lake Resort, set on a spacious corner lot in a central location just a short walk to the resort's main amenities. This custom Dickson Creek modular home offers a bright, open-concept layout designed for relaxed lake living and easy entertaining. The main living space is filled with natural light and anchored by a propane fireplace, creating a warm and functional gathering area. A generous dining space makes it easy to host family and friends. The home features two large bedrooms along with both a four-piece and two-piece bathroom, offering a practical setup for guests or extended stays. Known for its solid construction, the home is equipped with reliable central heating for comfortable four-season use. Outdoor living is where this property really shines. The oversized lot provides excellent space to spread out, with a concrete drive pad, patio area with gazebo, and a wood-burning firepit, perfect for enjoying time outdoors at the lake. The corner location adds to the sense of openness while still keeping you within easy reach of the rest of the resort. Additional features include six appliances, window coverings, multiple storage options including a big shed and wood shed, and a Club Car golf cart. Gleniffer Lake Resort is known for its well-maintained grounds, welcoming community, and wide range of amenities including golf, pools, hot tubs, fitness facilities, marina access, beaches, walking paths, and year-round activities, all within an easy drive from the city.