



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

MLS # A2304481



\$314,900

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, blue 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, microwave, propane stove, fridge, indoor propane fireplace

Spacious four-season living at Gleniffer Lake Resort, with room to relax inside and out. Lot 3044 offers a bright, open-concept Dickson Creek modular home on an oversized corner lot, complete with generous living and dining areas, two large bedrooms, 1.5 bathrooms, and a propane fireplace for comfortable year-round use. Natural light fills the main living space, creating a warm and welcoming setting for everyday living or entertaining family and friends. The practical layout offers both comfort and flexibility for weekend escapes, extended stays, or full-time lake living. 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, central air and a portable A/C unit, 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.