



4063, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2305274



**\$389,900**

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	2005 (21 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>	Corner Lot, Landscaped, Lawn, Paved		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 4,643
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Most furniture will remain		

This meticulous bungalow sits on a beautifully landscaped corner lot in Phase 4 in the community of Gleniffer Lake. Built with a solid poured concrete foundation and durable stucco exterior, the home has been well cared for by the same owners since 2006. Inside, you'll find a bright, open layout with a vaulted ceiling, hardwood flooring, a gas fireplace, and numerous upgrades throughout. The kitchen features granite countertops, oak cabinets, a walk-in pantry, breakfast bar, gas stove, and stainless steel appliances. The bathroom includes a jetted tub, separate shower, granite counters, and tile floors. Other features include a built-in vacuum system with a toe-kick sweep, phantom screen doors, four ceiling fans, upgraded lighting, and added insulation in both the crawl space and attic. Outside, the yard is neat and tidy with flower beds, a powered bunkhouse that sleeps 2&ndash;3, a storage shed, and a propane hookup for your BBQ. There&rsquo;s a covered front porch and a back deck with glass railings for outdoor relaxing. Available for quick possession, this home is a perfect option for anyone looking to enjoy all that Gleniffer Lake has to offer.