



GRASSROOTS
REALTY GROUP

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6012, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2306083



\$288,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	833 sq.ft.	Age:	2012 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Level, On Golf Course, Paved, Standard Shaped Lot, Views		

Heating:	Electric, Fireplace(s), Forced Air, Propane	Water:	See Remarks
Floors:	Laminate	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 5,000
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-7
Foundation:	None	Utilities:	Electricity Connected, Fiber Optics, High Speed Intern
Features:	See Remarks		

Inclusions: None

PHASE 6 LOT 12 GLENIFFER LAKE RESORT. This fully loaded 2012 park model (14 x 39) plus an insulated sunroom, offering a bright, spacious open concept home with laminate flooring, electric fireplace, and lots of open space. Large rear deck overlooking hole #3 of the golf course. Property has a fenced yard plus perennial flower beds and a firepit. Great view of the golf course off the back covered and railed deck. BBQ is hardwired to the propane pig. There is a hot tub "as is". Large kitchen area overlooking the living room. This is a MUST SEE PROPERTY/ This is a great gated community with so much to offer: Pickle ball, boating, swimming, recreational activities, golfing, the landing restaurant to name a few. Spruce View is only minutes away that has a School (K-12), gas and food, liquor store, bar, community center, bakery and restaurant. This is a MUST SEE PROPERTY Included: Fairmont home with insulated sunroom, Bunkhouse with mattress storage and opens up to store your golf cart (includes wall air conditioner), Wood shed, Plastic storage shed, Propane pig(monitor not included), All patio furniture, BBQ (as is), Firepit, Fridge, Stove, Microwave hood fan, dishwasher, Newer washer/dryer (propane). Table + 4 chairs + leaf, 2 TVs (large one newer) + remotes, White shoe storage, White storage cabinet, Round glass end table, Red lamp, Coffee table, Love seat(hide-a-bed), brown chair in living room, Murphy bed &, 3 bar stools, Wall air conditioner & remote, Electric fireplace, 2 area rugs, Over-the-toilet cabinet, Rechargeable bathroom mirror, Nest thermostat, High-speed internet, 2 fobs, Hot tub (as is). Hot water tank new in 2026.