



GRASSROOTS

REALTY GROUP

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5024, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2306307



\$329,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	812 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, See Remarks		

Heating:	Floor Furnace, Propane	Water:	Private
Floors:	Carpet, Linoleum, Wood	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	\$ 4,753
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	Fiber Optics at Lot Line, Fiber Optics
Features:	See Remarks		

Inclusions: 2006 SRI Home with addition, fridge, stove, dishwasher, misc kitchen items, queen bed, dining table and chairs, 2 recliner chairs, 2 lamps, coffee & end tables, recliner sofa, glider chair and foot stool, TV & stand, TV master, small stereo and speakers, propane stove, small fridge, propane pig, bird bath, fountain, bike rack, outdoor furniture, fire table, BBQ, lawnmower, tool shed & misc contents, bunkhouse shed and bed, fobs and keys

Phase 5 LOT 24 GLENIFFER LAKE RESORT: Premium location is what you will find with this great resort property on a fantastic tree line lot, providing you with a very private and scenic retreat. This bright and beautifully maintained one bedroom home is built with 2x6 construction making it a suitable option for 4 season use. The front living area with sofa bed has an accordion divider wall that can quickly transform the space into a semi-private sleeping room, or maybe permanently close it in for a second bedroom. Either way you have a place for the additional guests that will be wanting to join you to enjoy lake life. The kitchen has a nice dining space and is complimented by granite countertops and a newly installed dishwasher. The Arizona room is a wonderful space to gather and features vaulted ceilings and large windows to provide plenty of natural light, patio door access to the back deck, and an attractive gas stove for those chilly days or nights. The primary bedroom is located at the back of the home ensuring a peaceful nights sleep and offers ample closet space. Engineered multilayered wood flooring can be found throughout much of the home. Outside this home continues to impress. Out back peaceful days and beautiful sunsets await. Relax on the partially covered 13.5 x 14ft rear deck with a retractable awning that has been recently redone in composite decking and looks out to the treeline and the west field beyond. There is a interlocking brick area being a perfect place for a fire pit or more outdoor seating. The newly finished bunk house provides even more overnight options and additional storage. Out front the east facing covered front deck is also complete with composite decking and is a perfect place to enjoy a sunny morning coffee. The property is nicely landscaped, has a large concrete parking pad and additional guest parking is nearby. A short stroll

down the street takes you to the playground and the outdoor pool. This cottage comes completely furnished so you can start enjoying the good life as soon as you move in. Located along the shores of pristine Gleniffer Lake you get all of the enjoyment and memories that come with "lake life". This wonderful community enjoys amenities such as 3 pools, 2 hot tubs, restaurant and lounge, games and fitness room, private beach, boat launch, a beautiful and challenging 9 hole golf course, par 3 mini links with disc golf, tennis /pickle ball courts, general store, and more. Join one of the many social groups or activities, or just relax and escape. Included: 2006 SRI Home with addition, fridge, stove, dishwasher, misc kitchen items, queen bed, dining table and chairs, 2 recliner chairs, 2 lamps, coffee & end tables, recliner sofa, glider chair and foot stool, TV & stand, TV master, small stereo and speakers, propane stove, small fridge, propane pig, bird bath, fountain, bike rack, outdoor furniture, fire table, BBQ, lawnmower, tool shed & misc contents, bunkhouse shed and bed, fobs and keys