



GRASSROOTS
REALTY GROUP

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1015, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2311153



\$424,999

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	432 sq.ft.	Age:	1995 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Pie Shaped Lot, Seasonal Water, Slope		

Heating:	Forced Air, Propane	Water:	Private
Floors:	See Remarks	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 5,194
Basement:	None	LLD:	25-35-3-W5
Exterior:	Mixed	Zoning:	R-7
Foundation:	None	Utilities:	Electricity Connected, Propane, Sewer Connected, Un
Features:	See Remarks		

Inclusions: See Remarks

PHASE 1 LOT 15 GLENIFFER LAKE GOLF AND COUNTRY CLUB: INCREDIBLE LOCATION — an extraordinary opportunity to own one of the largest and most desirable Phase 1 lots in the community. This exceptional 4,531 sq. ft. lot that captures beautiful lake views while backing onto expansive green space, creating a rare sense of privacy, openness, and resort-style living. A large parking area offering ample room for vehicles, golf cart, or any of your lake toys. Just steps to the beach, this is the kind of property families dream about — with endless space for kids and pets to play, relax, and enjoy lakeside living at its finest. The current one-bedroom layout offers outstanding flexibility with easy potential for a second bedroom, den or customized redesign. The expansive sunroom features floor-to-ceiling windows that flood the home with natural light while showcasing the stunning lake views. This cottage has 663 sq ft of living space(432 sq ft modular home plus an additional 231 sq ft sunroom). Rarely does a property with this size, setting, and location become available. A truly special offering in an unbeatable lakeside location. Included: Park Model, Addition, propane pig(owned and re-certified), fridge, stove, portable dishwasher, microwave, all window coverings and minimum 2 fobs