



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5021, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2312777



\$329,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	868 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	Private
Floors:	Laminate	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,753
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	-
Features:	Pantry		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Shed x 2, All Window Coverings, Patio Storage Box, some furniture in property is negotiable.

Tucked into a quiet and peaceful area of Gleniffer Lake Resort, this charming property offers the perfect escape from the pace of everyday life. Backing directly onto the tree line, you will enjoy the prairie sunsets from the outdoor living space. This property was cleverly designed with outdoor privacy in mind, so you'll love the serenity outdoors as much as you will enjoy the true feeling of a home inside. The well-maintained property features 1 Bedroom and 1.5 Bathrooms with a bright and functional layout designed for comfort and flexibility. The Primary Bedroom has direct access to the updated 4 Piece Bath featuring a tub surround and skylight. An additional half bath adds extra functionality when family and friends are visiting at your lake house. The Living Room includes a cozy gas fireplace along with a great office or hobby space, while the hide-a-bed provides additional sleeping space for guests. The Kitchen offers an abundance of cabinets and counter space, making it easy to prepare meals and gather together after enjoying your day at the resort. Recent upgrades include a new stove, new upper front windows, new hot water tank, and phantom screen door. In addition to the central air conditioning for summer comfort, the property was upgraded with sheeting, insulation and Tyvek for improved efficiency and comfort during the colder months. Outside, the property is perfectly set up for relaxing and entertaining. The composite decking offers a low-maintenance outdoor living space, including a partially covered back deck where you can unwind and take in the peaceful surroundings. The low maintenance yard is equipped with an underground sprinkler system, and is perfect for pets to have their own green space. The front shed is drywalled with a screened window and door to easily become a bunkhouse. The rear storage shed

provides extra room for lake toys, yard tools and seasonal storage. Gleniffer Lake Resort offers an incredible lifestyle with access to the beach, boating, golf course, clubhouse, 2 outdoor pools, one with a hot tub, playgrounds, outdoor tennis and pickleball courts, RV and boat storage, and more. This winter playground includes skating, cross country skiing and the year round indoor pool and fitness centre. Condo fees include access to amenities, common area and grounds maintenance, professional management, reserve fund contributions, sewer, snow removal, trash, and water. If you've been searching for a peaceful lake retreat with privacy, thoughtful upgrades, and access to outstanding resort amenities, this property is one worth experiencing.