



GRASSROOTS

REALTY GROUP

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6081, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2314075



\$329,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	853 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Greenbelt, Landscaped		

Heating:	Forced Air, Propane	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: Table and chairs, Recliner, Electric fireplace x 2, Queen bed and mattress, second bed mattresses, shed, 3 storage bins, propane pig, BBQ, stainless steel counters(built in fridge does not work)

Welcome to PHASE 6 LOT 81 at Gleniffer Lake Golf & Country Club — the perfect year-round getaway or family retreat! Ideally located close to the pool, hot tub, and playground, this fantastic property backs onto a large green space, offering extra privacy and room for the family to enjoy. The large fenced yard features raised garden and flower beds, a beautiful fire pit area off the back deck, and evening sensor lighting that creates a warm and inviting atmosphere after sunset. Inside, this spacious home offers 4 bedrooms, 2 bathrooms, and a thoughtful layout designed for comfortable family living. Enjoy laminate flooring throughout, a large functional kitchen with plenty of cabinetry, two separate living/family room spaces, built-in cabinets for extra storage, and a separate laundry area for added convenience. Whether you're looking for a recreational escape or a full-time residence, this property is fully set up for year-round living in one of Central Alberta's most sought-after resort communities!