



GRASSROOTS

REALTY GROUP

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5036, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2315415



\$324,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	547 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, On Golf Course, Views		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,383
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R7
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: bunk house, propane pig, sofa, coffee table, end tables, night stands, table and 4 chairs, 2 recliners, plastic storage box, window AC, patio furniture, umbrella, all TV's, electric heater in bunk house, 2025 golf cart RXV Valor G-ISG EFT Serial #5861871 with cover with JLG speakers and accent lights, all beds (1 queen 2 twins - high quality mattresses) router for fibre optics, some household items.

Tucked along the 5th fairway with beautiful south exposure, this Gleniffer Lake getaway is the kind of property people wait for. Bright, welcoming, and thoughtfully laid out, this charming 1 bedroom, 1 bathroom retreat offers a fantastic floor plan filled with natural light and easy comfort from the moment you walk in. Step outside and the lifestyle truly shines. The beautifully maintained low maintenance yard creates the perfect setting for morning coffee, afternoon sunshine, and evenings overlooking the golf course. The added bunkhouse is a standout feature — complete with 2 single bunks and loads of storage, making it ideal for guests, grandkids, or extra space for all your lake life essentials. And it gets even better — a state of the art golf cart is included, so you can start enjoying everything Gleniffer Lake has to offer from day one. Parking for 2, an unbeatable setting, and a price point that is hard to find in this sought-after community. Whether you're looking for weekend escapes, summer memories, or your own peaceful place to recharge, this one delivers the perfect mix of relaxation, recreation, and resort-style living. This community offers 3 pools. 2 hot tubs. restaurant and lounge, games and fitness room, beach, boat launch, 9 hole golf course, tennis/pickleball courts, general store and more.