



GRASSROOTS

REALTY GROUP

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**6027, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2319158

\$464,900



Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	912 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Close to Clubhouse, Few Trees, Garden, No Neighbours Behind		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Private
Floors:	Linoleum, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 5,000
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: 2 sheds, possibly two golf carts

Welcome to your own piece of paradise at Gleniffer Lake Resort & Country Club. Whether you're looking for a year-round home, a weekend retreat, or the perfect place to spend your summers, this charming all-season property offers comfort, privacy, and an incredible resort lifestyle. Tucked away on a beautifully landscaped lot backing onto a grass walking path, this home enjoys a private setting with a line of mature trees along the rear of the property. Relax on the covered deck, enjoy your morning coffee surrounded by nature, or unwind after a day on the golf course. The spacious yard offers room to enjoy the outdoors while still being low maintenance, and the paved driveway provides plenty of parking for vehicles, golf carts, and recreational toys. Storage sheds add extra convenience. As an added bonus, two golf carts are available to be included with the sale, perfect for exploring the resort, visiting amenities, or heading out for a round of golf. Inside, the bright and welcoming layout offers comfortable everyday living with an open living area and spacious kitchen. This home has been lovingly maintained and thoughtfully updated, allowing the next owner to simply move in and start enjoying the Gleniffer Lake lifestyle. Recent improvements include a newer hot water tank, newer refrigerator, updated washing machine, and a new dishwasher. The home's siding and shingles were replaced in 2014, providing added peace of mind. The care and attention given to this property are evident both inside and out. One of the best features of this property is its location. The outdoor pool and hot tub situated between Phase 5 and Phase 6 are just a short walk away, offering convenient access for residents in the area, while the resort's outstanding amenities are only a short golf cart ride away. Enjoy access to indoor and outdoor pools, hot tubs, a private marina and boat

launch reserved exclusively for Gleniffer Lake property owners, a restaurant, fitness centre, recreation centre, laundry facilities, playgrounds, tennis courts, pickleball courts, basketball court, and one of Central Alberta's premier golf courses, conveniently located within the resort and ready to enjoy. This is more than just a property. It's a place where family and friends can gather, memories can be made, and the Gleniffer Lake lifestyle can be enjoyed year-round.