



4058, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2319751



**\$272,900**

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	522 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Greenbelt, Interior Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 4,643
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R7
<b>Foundation:</b>	Other	<b>Utilities:</b>	Fiber Optics at Lot Line, Fiber Optics
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, See Remarks		

**Inclusions:** Woodland Park Home, powered bunkhouse shed, wood shed, fire pit with fire chairs (4), Golf cart (serial# PH1311-352750), charger, cart cover, BBQ with cover, gazebo, lawn mower, TV (2), sectional (as is), tables 2, coffee table, table, and chairs (4), misc kitchen items, all window coverings, access keys, and fob(s) to the lot, outdoor patio furniture

PHASE 4 LOT 58 GLENIFFER LAKE GOLF AND COUNTRY CLUB ~This is your perfect lake retreat, ideally located near the main gates of the resort. This turnkey property offers plenty of parking for you and your guests, leading to a spacious deck with glass railing, complete with patio furniture and a metal gazebo for a cozy outdoor living space. The fenced yard is framed by trees, with a charming powered bunkhouse tucked into the back corner. Inside the well-maintained Woodland Park home, vaulted ceilings open over the living area, where a fold-out privacy wall creates extra sleeping space when needed, and the functional kitchen is enhanced by under-cabinet lighting. The primary bedroom at the back features vaulted ceilings and ample storage, joined by a second bedroom with bunk beds, a bright four-piece bath with skylight, and in-unit laundry. Central AC keeps you cool on hot summer days. With everything included—even a golf cart—you can simply arrive and start enjoying “lake life.” Nestled along the pristine shores of Gleniffer Lake, this vibrant community offers fantastic amenities, including three pools, two hot tubs, a restaurant and lounge, games and fitness room, private beach, boat launch, a scenic and challenging 9-hole golf course, par-3 mini links with disc golf, tennis and pickleball courts, a general store, and more. Join one of the many social groups or activities, or simply kick back and unwind—it’s all here waiting for you! Included: Woodland Park Inc park model home, bunkhouse, stove, fridge, microwave hood fan, beds and mattresses, wood shed, firepit, golf cart and charger, BBQ, TV(2)washer/dryer, sectional(as is), tables, coffee table, table & chairs, misc kitchen items, lawnmower, gazebo, outdoor furniture, keys and fob(s), ceiling fan(s).