



3049, 35468 Range Road 30,  
Rural Red Deer County, Alberta

MLS # A2321039



**\$334,900**

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Landscaped, Street Lighting		

<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>	\$ 4,742
<b>Basement:</b>	None	<b>LLD:</b>	25-35-3-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R7
<b>Foundation:</b>	Piling(s), See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)		

**Inclusions:** Couch, Love Seat, Pull out Futon Bed, Both Bedroom Beds, Sheds, Ceiling Fan.

Welcome to PHASE 3 lot 3049 in the gated four season community of Gleniffer Lake Resort & Country Club. This custom built home sits on an oversized lot featuring a spacious family room with a gas fireplace with a fan & vaulted ceilings. There are two bedrooms, one bathroom with shower and a roomy kitchen with dining area. Featuring a large covered back cedar deck with a pull down shade blind, perfect for relaxing, BBQing & entertaining. Sit outside at night at the Firepit which has a stocked wood shed. This gated community offers plenty of things to do; a 9 hole golf course with a separate par 3 course, private beach, marina, boat launch, fishing, 2 outdoor pools, 1 indoor pool, 2 hot tubs, basketball and beach volleyball, pickleball courts, games rooms, an exercise room along with a coin laundry facility, club house, restaurant and a general store. Condo fees include water, sewer, and garbage. The home comes with the following; Living room sofa, loveseat, arm chairs, coffee table, fold out futon bed/couch, wall mounted TV, kitchen table & chairs, beds in both bedrooms which both lift up on hinges for extra storage underneath, outdoor deck table & chairs, BBQ, cushion storage box, lawnmower and a golf cart, all window coverings and a propane pig. The house sits on cement pilings and the family room side sits on screw piles. 2X6 framing with drywall. Whether you're looking for a weekend escape or a full-time residence, this property is turn-key and won't disappoint. Just move in and start enjoying life at the Lake!