



**4019, 35468 Range Road 30 Range
Rural Red Deer County, Alberta**

MLS # A2321940



\$380,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Interior Lot, On Golf Course		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,643
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	Electricity Connected, Fiber Optics at Lot Line, Garbag
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Recreation Facilities, See Remarks, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, hood fan, all window coverings, golf cart and charger, leather couch and chair, coffee table, small kitchen table, dining table and chairs, both beds, patio furniture, barbeque, three burner cook stove in shed.

Lovely home in a wonderful location backing to a pond and golf course (far from the fairway) with west back yard. Parking for 2 vehicles, 2 sheds, 2 beds and a bath and a half. All this in a wonderful gated community with golf course, three swimming pools, hot tubs, tennis courts, pickleball, beach, marina, store and much more. High speed fibre internet is to the property but not connected. Call today, "if you wait, it'll be too late!"