



GRASSROOTS
REALTY GROUP

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5058, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2328165



\$329,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	793 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	On Golf Course		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,804
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Powered Shed, Propane pig w/monitor, BBQ, Patio furniture w/New heater, (new) hot water tank, window a/c, Fridge, stove, dishwasher, washer, dryer, table and chairs (6), TV, coffee table, wood cabinet, swivel recliners (2), Lounger w/sofa bed, all end tables lights and stands, various cooking and kitchenware, tableware, Queen and twin (2) beds w/frame, all window covering and 2 fobs.

PHASE 5 LOT 58 GLENIFFER LAKE RESORT - Situated in a fantastic location this prime spot is steps from the outdoor pool, hot tub, and playground. The fully fenced property offers the perfect blend of convenience and relaxation. Backing directly onto the golf course, you'll enjoy peaceful views of Hole #3, plus the added bonus of a large green space right across the way. The expansive driveway provides exceptional parking—ideal for multiple vehicles, a boat, and golf carts. Inside, the home features 2 bedrooms, with a spacious living addition that can easily function as a 3rd bedroom whenever extra space is needed. The kitchen is generously sized, offering ample countertop and cupboard space for cooking, hosting, and everyday living. Move-in ready and set in an unbeatable location, this property is prepared for you to start enjoying it from day one. Included: Powered Shed, Propane pig w/monitor, BBQ, Patio furniture w/New heater, (new) hot water tank, window a/c, Fridge, stove, dishwasher, washer, dryer, table and chairs (6), TV, coffee table, wood cabinet, swivel recliners (2), Lounger w/sofa bed, all end tables lights and stands, various cooking and kitchenware, tableware, Queen and twin (2) beds w/frame, all window covering and 2 fobs.