



GRASSROOTS
REALTY GROUP

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35468 Range Road 30, 2092
Rural Red Deer County, Alberta

MLS # A2331622



\$169,900

Division: Gleniffer Lake

Lot Size: 0.06 Acre

Lot Feat: Backs on to Park/Green Space, Corner Lot, Gazebo

By Town: Spruce View

LLD: 25-35-3-W5

Zoning: R7

Water: Private

Sewer: -

Utilities: Fiber Optics

Discover this exceptional opportunity at Gleniffer Lake & Resort, Phase 2, Lot 2092. A corner lot perfectly situated within a vibrant, amenity-rich community. Backing on to the phase 2 green space. The outdoor living space is designed for both relaxation and entertaining day & night. The expansive deck comes fully equipped with Deck furniture and cushions, outdoor rug, and a propane fire table. For more intimate gatherings, enjoy the dedicated fire pit area with six comfortable chairs. A beautiful gazebo with privacy curtains and string lights provides a retreat for any time of day. Practicality meets comfort with the included storage and guest solutions: a standard shed and a bunk shed equipped with power, perfect for additional guests or a hobby space. The sale also includes a four-seater golf cart with a charger, ensuring you can easily navigate the community in style. As part of this wonderful community, you will enjoy access to unparalleled amenities including three pools and two hot tubs, a restaurant and lounge, general store, fitness center, private beach, boat launch and various sporting facilities such as a 9-hole golf course, tennis, and pickleball courts. This lot is ready for immediate enjoyment—simply bring your RV or inquire about the available on-site 2012 5th wheel selling for \$10k. Start living your dream today. The seller is a realtor and is licensed in the province of Alberta.