



GRASSROOTS
REALTY GROUP

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3030, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2338357



\$319,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	1,007 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, No Neighbours Behind, Square Shape		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Ceramic Tile, Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,697
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Skylight(s), Walk-In Closet(s)		

Inclusions: King Size Bed, Dresser, Armoire, Guest Bed, Portable Heater, TV in Primary and Living Room, Sofa, Recliner, 2 Lamps, Coffee Table & 2 End Tables w/2 End Tables, Kitchen Table and chairs, Remotes for TV.

The Perfect Year-Round Getaway! Located in Phase 3 of the gated Glenniffer Lake Resort & Country Club, this charming 2006 Park Model with addition offers over 1,000 sq. ft. of comfortable living space and comes furnished. The bright living room features an abundance of windows, while the spacious dining area enjoys west facing views. The well equipped kitchen offers plenty of storage and a pantry. Two bedrooms include a generous primary suite with a California King bed, full bedroom set, walk in closet and convenient washer/dryer. The home is also plumbed for a future 2 piece ensuite. Park Model has been welded and anchored to the cement pad for more stable stability. Outside, enjoy a private backyard with deck, gazebo, patio furniture, BBQ and firepit. The Adorable front bunkhouse provides comfortable sleeping space for four guests. Enjoy all the resort amenities including indoor and outdoor pools, hot tubs, clubhouse, restaurant, tennis and basketball courts, marina, boat launch, beaches, 9 hole golf course and year round social activities. A turnkey lakeside lifestyle awaits!