



GRASSROOTS
REALTY GROUP

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3070, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2345311

\$259,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	537 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Level, See Remarks		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Laminate	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,742
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R7
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, See Remarks, Vinyl Windows		

Inclusions: Woodland Park Model Home, deck, ceiling fans(2), window coverings, TV(2), sofa, chair, kitchen table and chairs (4), 2 bar stools, sheds(2), green golf cart and charger, beds and mattresses

Welcome to this well-appointed 2015 Woodland Park home, set up on an oversized lot for all-season enjoyment! This inviting property offers a great combination of indoor comfort, outdoor living, and plenty of space for family and guests. Inside you will find two bedrooms, a large four piece bathroom, and a bright functional living area with high ceilings complete with an electric fireplace for those cooler evenings. The spacious kitchen features a full-size fridge and gas stove, a dishwasher, and plenty of countertop and storage space. There is a nice eating area and a convenient breakfast bar, perfect for casual meals or entertaining. Washer and dryer hookups are available to add even more convenience for extended stays, and central AC makes those hot summer days and nights more comfortable. Step outside onto the large railed deck, providing plenty of room to relax, BBQ, and enjoy the outdoors. The fenced yard is a great bonus for children or pets and adds a sense of privacy. Need extra sleeping space? The property also includes an excellent and spacious bunkhouse shed complete with a queen-size bed, making it ideal for overnight guests while still offering additional storage. There is an additional storage shed, ample parking, and to complete the package, a golf cart is included! Located along the shores of pristine Gleniffer Lake you get all of the enjoyment and memories that come with "lake life". This wonderful community enjoys amenities such as 3 pools, 2 hot tubs, restaurant and lounge, games and fitness room, private beach, boat launch, a beautiful and challenging 9 hole golf course, par 3 mini links with disc golf, tennis /pickle ball courts, general store, and more. Join one of the many social groups or activities, or just relax and escape. It is all here waiting for you ! Included: 2015 Woodland Park Model, deck, sheds(2), TV(2), Sofa, Chair, Kitchen

Table & Chairs(4), Bar Stools(2), Stove, Fridge, Dishwasher,Microwave,Beds and Mattresses,Green Golf Cart serial #2396284 and charger,Window Coverings,AC,Ceiling Fans(2),Propane Pig