



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4001, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2349624



\$450,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	920 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s),		

Heating:	Central, Pellet Stove	Water:	Private
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	Crawl Space	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows

Inclusions: Washer, dryer, stove, fridge, dishwasher, pellet stove, furnace, on-demand water heater, hot tub with cover, steps and accessories, table and four chairs, two hide-a-bed couches, three grey end tables, lamps, shoe-storage seat, Murphy bed with mattress and built-in drawers and cupboards, queen bed with lifting mattress, brown side table and dresser, two high kitchen chairs with cushions, Corelle dishes, two deck boxes, birdhouses, shed, woodshed, deck roller shades, umbrella, freezer, bedroom TV, two REOLink cameras, two fobs

Welcome to this bright and inviting four-season cottage at Gleniffer Lake Resort, ideally positioned on an end lot with only one neighbour, generous side and rear yards and views of the golf course. Built in 2005, this 920 sq. ft. two-bedroom bungalow offers an open-concept layout with vaulted ceilings, a distinctive turret, plenty of natural light. The kitchen provides ample cabinetry, a corner pantry, island and additional counter seating, opening directly to the comfortable living area with pellet stove. Continuous vinyl flooring and fresh interior paint give the home a clean, cohesive feel throughout. The primary bedroom offers generous closet space, convenient access to the four-piece bathroom and a queen bed with powered lifting mattress that stays with the property. The second bedroom is exceptionally functional with a Murphy bed and built-in drawer and cupboard storage, allowing the room to easily transition between sleeping space and other uses. Outdoor living is a standout here, with connected front, side, rear and ground-level decks creating multiple places to relax, entertain and enjoy the golf course surroundings. The lower decks were resurfaced in 2024, the rear yard is fully fenced and the hot tub is included. Two paved driveways provide plenty of room for vehicles, a boat and lake toys. Storage is another strength, with two attached sheds, lockable space beneath the stairs to the upper level, a large second-level attic storage area with over 100 sq. ft. available and additional heated storage in the approximately four-foot crawl space. The insulated crawl space also houses the furnace, Rinnai on-demand water heater and sump pump. LeafFilter gutter protection has also been installed. Located in Phase 4, 4001 offers the outdoor space, storage and parking that make lake living easy. Whether you're looking for a full-time home or a place to spend more time

at the lake, this end-lot property puts golf, lake activities and resort amenities close at hand with plenty of space to settle in and enjoy it.