

\$300,000 - 5090, 35468 Range Road 30, Rural Red Deer County

MLS® #A2204052

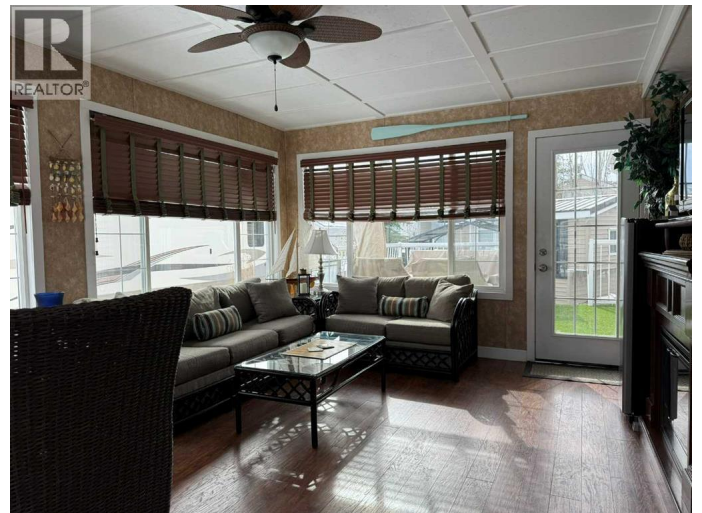
\$300,000

2 Bedroom, 1.00 Bathroom, 732 sqft

Single Family on 0.07 Acres

Gleniffer Lake, Rural Red Deer County, Alberta

Welcome to Lot 5090 at Gleniffer Lake Resort – your turnkey, move-in-ready lake retreat! Gleniffer Lake Resort is a gated, beautifully maintained community offering a pristine par 36 9-hole golf course, indoor and outdoor pools, hot tubs, a fitness center, clubhouse, on-site dining, an active social calendar for all ages and a private marina with boat slips. Whether you’re relaxing poolside, enjoying the beach, or cruising the resort in your golf cart, this community is designed for leisure and family fun year-round. Lot 5090 features a 1-bedroom park model with a stick-built, insulated addition, seamlessly connected by a large opening for easy flow between spaces. The multi-purpose front living room transforms into a private guest bedroom with its own TV and electric fireplace, and two of the three sofas convert to beds, accommodating up to 8 guests comfortably. Step outside to a fully landscaped, irregularly shaped oversized yard with easy-care perennials, a fenced rear area for your furry friend, and a south-facing backyard perfect for sunny afternoons. Relax on the front deck with seating for two, or head to the rear deck, complete with artificial turf, a fire table, cantilevered umbrella, and cozy woven chairs. A second shed is fully stocked with everything you need to care for the lawn and gardens. The property includes two gas-powered golf carts – one styled like a



red Cadillac for standout resort cruising – and an asphalt driveway with parking for two vehicles and two carts. A charming bunkie with a queen bed, ceiling fan, opening windows and ample storage awaits visiting family and friends. Additional features include a coffee station with wine fridge, propane BBQ under a gazebo, metal roof, fibre optics connectivity, and a leased propane tank. Just pack your clothes and food – lake life starts here at Gleniffer Lake Resort! (id:6289)

Built in 2009

Essential Information

Listing #	A2204052
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Square Footage	732
Acres	0.07
Year Built	2009
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	5090, 35468 Range Road 30
Subdivision	Gleniffer Lake
City	Rural Red Deer County
Province	Alberta
Postal Code	T4G0M3

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Clubhouse, Exercise Centre, Swimming, Recreation Centre, RV Storage, Whirlpool
Features	PVC window, No Smoking Home, Recreational, Parking
Parking Spaces	3
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Gas stove(s), Wine Fridge, Microwave Range Hood Combo, Window Coverings
Heating	Central heating, Other
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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