

# \$264,900 - 3072, 35468 Range Road 30, Rural Red Deer County

MLS® #A2211469

**\$264,900**

1 Bedroom, 1.00 Bathroom, 680 sqft  
Residential on 0.09 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

Very private yard backing onto 9th green at Gleniffer Lake Golf and Country Club! This recreational home and pie shaped yard provide you with a concrete patio surrounding a firepit with total privacy from the neighbors on either side! 10x23 Covered deck overlooks the patio and offers total privacy. Fully equipped and spacious park model with a giant family room enhanced by a wood stove, lots of windows for a bright feel, vaulted ceilings and no carpet make this an ideal getaway hideout. The front room has accordion curtain that closes to offer a 2nd bedroom if required. Moveable kitchen island allows for extra prep space, storage and the ability to open up dining space when needed. Fibre optic cable exists for high speed internet (Tether). TV via satellite. Good solid cell service. Shoot an early morning round of golf, keep cool at the lake or marina all day, relax in the evening around the fire pit and then enjoy a comfortable night in the air conditioned comfort of your home... This is a well managed and maintained recreational area. The furniture in the home and on the deck are INCLUDED with the home. Don't miss this affordable opportunity for fun and relaxation ... about 80 minutes to Calgary and 95 to Edmonton.

Built in 2000



## Essential Information

MLS® #	A2211469
Price	\$264,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	680
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Recreational
Style	Park Model
Status	Active

## Community Information

Address	3072, 35468 Range Road 30
Subdivision	Gleniffer Lake
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0M3

## Amenities

Amenities	Coin Laundry, Fitness Center, Indoor Pool, Park, Playground, Visitor Parking, Beach Access, Boating, Clubhouse, Golf Course, Outdoor Pool
Parking Spaces	3
Parking	Off Street, Parking Pad

## Interior

Interior Features	Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Gas Stove, Microwave Hood Fan, Portable Dishwasher, Refrigerator, Window Coverings
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Barbecue, Fire Pit, Private Yard, Storage
Lot Description	Irregular Lot, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, On Golf Course, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s), Wood

### **Additional Information**

Date Listed	April 13th, 2025
Days on Market	6
Zoning	R-7

### **Listing Details**

Listing Office	Century 21 Advantage
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