

# \$215,000 - 4078, 35468 Range Road 30, Rural Red Deer County

MLS® #A2198523

**\$215,000**

1 Bedroom, 1.00 Bathroom, 549 sqft  
Residential on 0.06 Acres

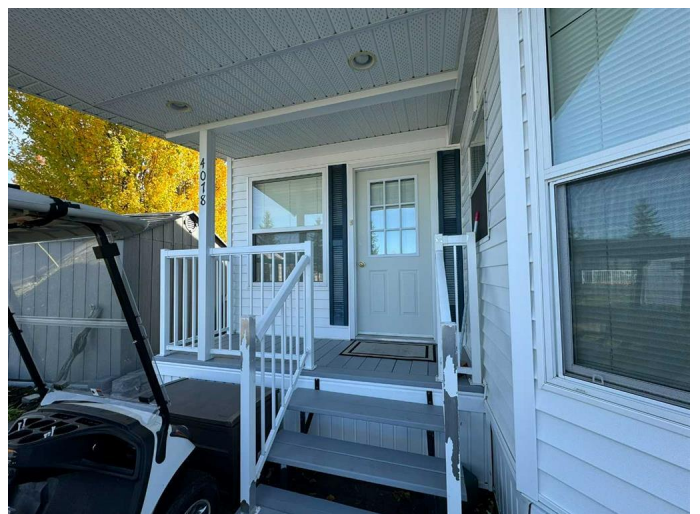
Gleniffer Lake, Rural Red Deer County,  
Alberta

Discover the perfect getaway at Gleniffer Lake Resort with this stunning corner lot, backing onto a spacious park. Situated in the heart of Phase 4, this 1+ bedroom, 1-bathroom park model features a solidly built 10' x 16' addition with durable 2x6 construction.

Accommodations are flexible, with a queen-sized bed in the bedroom, a hide-a-bed in the living room, and a sofa bed in the addition—comfortably sleeping six. For extra privacy, simply pull the accordion wall across to create a temporary second bedroom in the living room.

Designed for outdoor entertaining, the property boasts a covered deck equipped with an electric hanging infrared heater, a ground-level patio, and a spacious firepit area. Enjoy alfresco dining at the wicker and glass patio set under an offset cantilever umbrella. Additional conveniences include a propane BBQ, a 3-burner camping stove, an 8' x 10' vinyl shed, and a 3' x 6' garden shed. Beautiful landscaping with perennials, an apple tree, and lush greenery enhances privacy and charm.

This turnkey retreat comes fully furnished and stocked with dishes, cutlery, cookware, window coverings, and even a newer gas lawn mower. The paved driveway easily



accommodates two vehicles and a golf cart.

Gleniffer Lake Resort offers an exceptional lifestyle with outstanding amenities, including three pools, hot tubs, a fitness center, tennis and pickleball courts, two playgrounds, and private lake access for boating, fishing, and water sports. Golf enthusiasts will appreciate the 9-hole and par 3 courses, as well as a disc golf course. The secure, gated community also features an onsite store, restaurant, boat launch, and marina. With organized events and a vibrant social scene, this resort is the perfect place to create lifelong memories and enjoy lake living now.

Built in 2002

### **Essential Information**

MLS® #	A2198523
Price	\$215,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	549
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Recreational
Style	Park Model
Status	Active

### **Community Information**

Address	4078, 35468 Range Road 30
Subdivision	Gleniffer Lake
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0M3

### **Amenities**

Amenities Parking, Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Playground, Park, Recreation Room, RV/Boat Storage, Spa/Hot Tub, Snow Removal, Storage, Trash, Visitor Parking

Parking Spaces 2

Parking Off Street, Parking Pad

### **Interior**

Interior Features Ceiling Fan(s), Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vinyl Windows, Track Lighting

Appliances Gas Stove, Microwave, Refrigerator, Electric Water Heater

Heating Forced Air, Propane

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Basement None

### **Exterior**

Exterior Features Barbecue, Fire Pit, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Block

### **Additional Information**

Date Listed March 2nd, 2025

Days on Market 30

Zoning R-7

### **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.