

# \$310,000 - 5090, 35468 Range Road 30, Rural Red Deer County

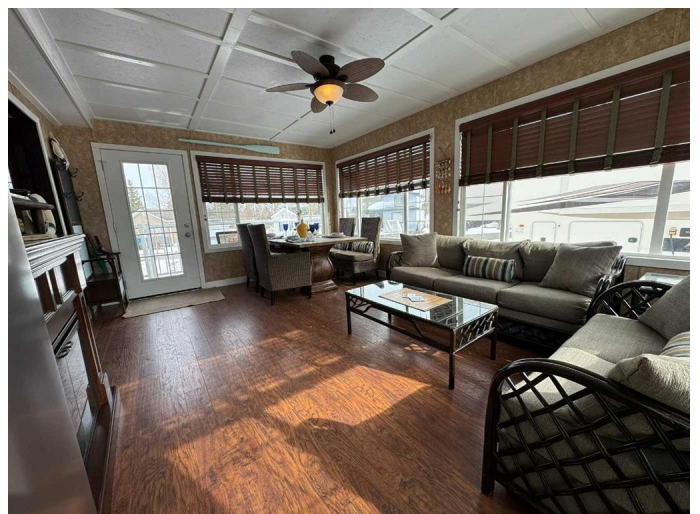
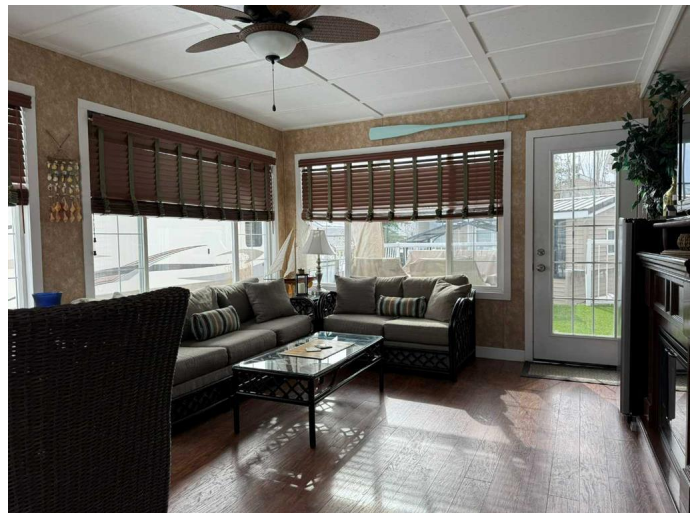
MLS® #A2204052

**\$310,000**

2 Bedroom, 1.00 Bathroom, 733 sqft  
Residential 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 all three sofas convert to beds, accommodating up to 10 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 lush grass 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, washer/dryer plumbing, and a leased propane tank. Just pack your clothes and food lake life starts here at Gleniffer Lake Resort!

Built in 2009

### Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2204052     |
| Price          | \$310,000    |
| Bedrooms       | 2            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 733          |
| Acres          | 0.07         |
| Year Built     | 2009         |
| Type           | Residential  |
| Sub-Type       | Recreational |
| Style          | Park Model   |
| Status         | Active       |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5090, 35468 Range Road 30 |
| Subdivision | Gleniffer Lake            |
| City        | Rural Red Deer County     |
| County      | Red Deer County           |
| Province    | Alberta                   |
| Postal Code | T4G 0M3                   |

### Amenities

Amenities Beach Access, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Park, Parking, Playground, Recreation Room, RV/Boat Storage, Secured Parking, Snow Removal,

|                |  |
|----------------|--|
|                | Spa/Hot Tub, Trash, Visitor Parking, Boating, Racquet Courts |
| Parking Spaces | 3  |
| Parking        | Off Street, Parking Pad                                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vinyl Windows                                      |
| Appliances        | Bar Fridge, Central Air Conditioner, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Water Heater, Wine Refrigerator |
| Heating           | Central, Fireplace(s)   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue, Garden  |
| Lot Description   | Front Yard, Garden, Interior Lot, Landscaped, Lawn, Greenbelt |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 10               |
| Zoning         | R-7              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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