

# \$207,000 - 4078, 35468 Range Road 30, Rural Red Deer County

MLS® #A2198523

**\$207,000**

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. Seller is open to looking at your small 5th



wheel or class C motorhome as partial payment on this property.

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	\$207,000
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	Snow Removal, Storage, Visitor Parking, Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Parking, Playground, Park, Recreation Room, RV/Boat Storage, Spa/Hot Tub, Trash
Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows, Chandelier, Laminate Counters, Skylight(s), 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	Private Yard, Barbecue, Fire Pit
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	146
Zoning	R-7

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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