# \$275,000 - 2010, 35468 Range Road 30, Rural Red Deer County

MLS® #A2213218

# \$275,000

2 Bedroom, 1.00 Bathroom, 593 sqft Residential on 0.06 Acres

Gleniffer Lake, Rural Red Deer County, Alberta

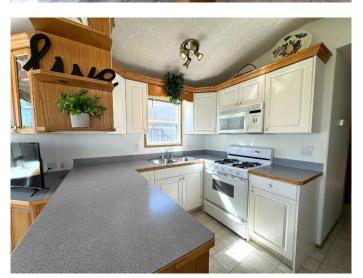
Located in a gated, four-season resort community, Gleniffer Lake Resort offers a 36 par 9-hole golf course, marina, indoor and outdoor pools, hot tubs, fitness centre, pickleball courts, restaurant, and clubhouse.

Centrally located within the resort and just a short walk or ride to all amenities, this charming 2-bedroom unit backs onto the 7th hole and is bordered by green space on one side for added privacy. The primary bedroom features a queen bed with generous storage, while the second bedroom includes a queen with a single bunk above. The bay-windowed dining area seats four comfortably, and the kitchen boasts a 4-burner gas stove. microwave, full-size dishwasher, double sink and large pantry. A spacious 4-piece bath with a 3-way mirror adds comfort and convenience. The largest hall closet is plumbed and waiting for you to add your own washer/dryer or you can use the coin operated laundry at the clubhouse and get it all done at once.

The sunroom addition offers a flexible space to lounge or entertain, while the covered rear deck provides a private vantage point to watch golfers pass by. The fully fenced yard is ideal for pets or kids, and the low-maintenance landscaping lets you spend more time enjoying the resort.







Extras include: all indoor and outdoor furnishings, kitchenware, all draperies, central vacuum with attachments, bunkhouse for extra guests, a shed for storage, BBQ, lawnmower, and a golf cart. Plumbed for a washer/dryer and offering ample parking for two vehicles plus cart(s), this turn-key property is ready for you to move in and relax tomorrow.

Built in 1999

## **Essential Information**

MLS® # A2213218 Price \$275,000

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 593
Acres 0.06
Year Built 1999

Type Residential
Sub-Type Recreational
Style Park Model

Status Active

# **Community Information**

Address 2010, 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, Dog Park, Colf Course, Playground, Boating,

Coin Laundry, Fitness Center, Indoor Pool, Outdoor Pool, Park, Racquet Courts, Recreation Room, Spa/Hot Tub, Snow Removal, Storage, Trash,

Visitor Parking

Parking Spaces 3

Parking Parking Pad

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Laminate

Counters, Skylight(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings,

Electric Water Heater, Gas Range, Wine Refrigerator

Heating Central, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

## **Exterior**

Exterior Features BBQ gas line, Barbecue, Fire Pit

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Close to

Clubhouse, Greenbelt, On Golf Course, Irregular Lot, No Neighbours

Behind, Views, Yard Lights

Roof Asphalt Shingle

Construction Vinyl Siding

#### **Additional Information**

Date Listed April 19th, 2025

Days on Market 68

Zoning R-7

# **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

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