

\$225,000 - 3039, 35468 Range Road 30, Rural Red Deer County

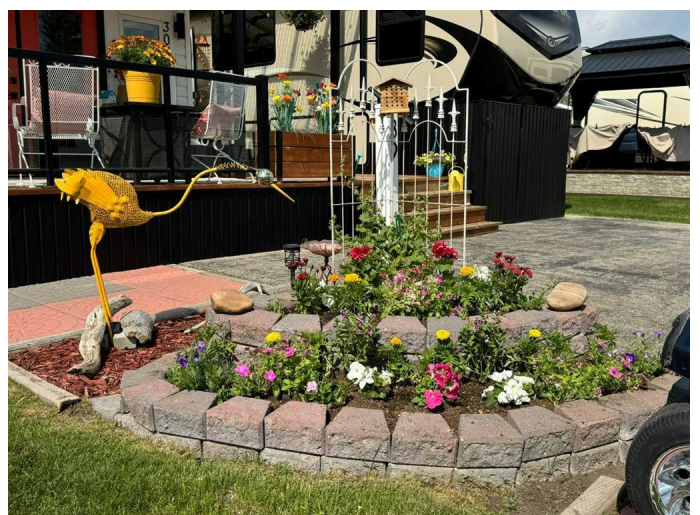
MLS® #A2226496

\$225,000

0 Bedroom, 0.00 Bathroom,
Land on 0.07 Acres

Gleniffer Lake, Rural Red Deer County,
Alberta

Got a big family or a crowd of friends who love to visit your happy place? Lot 3039 in Phase 3 at Gleniffer Lake Resort could be the perfect fit. This extra-wide, pie-shaped lot features a stunning 39.4' fifth wheel, connected to a 20'x9' deck and a beautifully finished 23'x14' sunroom via a covered breezeway offering versatile, comfortable living space that easily sleeps 10. Inside the 2019 Keystone Cougar 368MBI fifth wheel, you'll find a master retreat with a queen bed, dual mirrored closets, a 32" TV and a washer/dryer combo tucked into the rear closet. The mid-bunk room doubles as an office or den with a sleeper sofa, plenty of storage, and its own TV topped by a cozy loft that sleeps two more. The kitchen impresses with a gourmet island and double sink, a 12 cu. ft. 4-door fridge/freezer, 3-burner propane stove, and a 30" microwave. Relax in the living room with dual theatre recliners, a sleeper sofa, 50" TV, and fireplace - ideal for cool lake nights. Enjoy cutting-edge comfort with IN-Command Smart automation for remote climate, lighting, and system controls, plus Climate Guard Protection and heated pass-through basement storage. Step outside to a breezeway-shaded deck with glass railings, stylish outdoor furniture, and built-in planters. The 2x6 insulated sunroom adds even more year-round living space, finished in luxury vinyl plank and



shiplap, with another sleeper sofa for guests. An 8'x10' shed with freezer and a lush green yard with firepit seating make outdoor hosting a joy. Gleniffer Lake Resort itself is packed with first-class amenities: boating, fishing, and water sports on crystal-clear Gleniffer Lake; indoor and outdoor pools; hot tubs; tennis and pickleball courts; playgrounds; and a welcoming community vibe with regular events and clubs. Golfers will love the full 9-hole course, 3-par course, and practice areas including disc golf. Whether youâ€™re dreaming of weekends at the lake or a full-time escape, Lot 3039 delivers big on space, style, and resort living. Donâ€™t miss this one-of-a-kind opportunity to own a lake retreat where everyone can make memories together.

Essential Information

MLS® #	A2226496
Price	\$225,000
Bathrooms	0.00
Acres	0.07
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	3039, 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, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Colf Course, Indoor Pool, Outdoor Pool, Park, Parking, Playground, Racquet Courts, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking
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Additional Information

Date Listed	May 31st, 2025
Days on Market	18
Zoning	R-7

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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