

# \$264,900 - 3072, 35468 Range Road 30, Rural Red Deer County

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MLS® #A2211469

**\$264,900**

1 Bedroom, 1.00 Bathroom, 680 sqft  
Residential on 0.09 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

Very private yard backing onto 9th green at Gleniffer Lake Golf and Country Club! The 3729 square foot lot is currently the LARGEST park model lot available for sale in the complex. This recreational home and pie shaped yard provide you with a concrete patio surrounding a firepit with total privacy from the neighbors on either side! 10x23 Covered deck overlooks the patio and offers total privacy. Fully equipped and spacious park model with a giant family room enhanced by a wood stove, lots of windows for a bright feel, vaulted ceilings and no carpet make this an ideal getaway hideout. The front room has accordion curtain that closes to offer a 2nd bedroom if required. Moveable kitchen island allows for extra prep space, storage and the ability to open up dining space when needed. Fibre optic cable exists for high speed internet (Tether). TV via satellite. Good solid cell service. Shoot an early morning round of golf, keep cool at the lake or marina all day, relax in the evening around the fire pit and then enjoy a comfortable night in the air conditioned comfort of your home... This is a well managed and maintained recreational area. The furniture in the home and on the deck are INCLUDED with the home. Don't miss this affordable opportunity for fun and relaxation ... about 80 minutes to Calgary and 95 to Edmonton.



Built in 2000

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2211469     |
| Price          | \$264,900    |
| Bedrooms       | 1            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 680          |
| Acres          | 0.09         |
| Year Built     | 2000         |
| Type           | Residential  |
| Sub-Type       | Recreational |
| Style          | Park Model   |
| Status         | Active       |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3072, 35468 Range Road 30 |
| Subdivision | Gleniffer Lake            |
| City        | Rural Red Deer County     |
| County      | Red Deer County           |
| Province    | Alberta                   |
| Postal Code | T4G 0M3                   |

**Amenities**

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Golf Course, Park, Playground, Visitor Parking, Beach Access, Boating, Coin Laundry, Indoor Pool, Outdoor Pool |
| Parking Spaces | 3                                                                                                                                         |
| Parking        | Off Street, Parking Pad                                                                                                                   |

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Vinyl Windows                                                                           |
| Appliances        | Central Air Conditioner, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Portable Dishwasher |
| Heating           | Forced Air, Propane                                                                                         |
| Cooling           | Central Air                                                                                                 |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |

|            |                    |
|------------|--------------------|
| Fireplaces | Wood Burning Stove |
| Basement   | None               |

## Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Private Yard, Storage                                                                           |
| Lot Description   | Irregular Lot, Landscaped, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                                                            |
| Foundation        | Piling(s), Wood                                                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 28               |
| Zoning         | R-7              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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