

# \$265,000 - 2010, 35468 Range Road 30, Rural Red Deer County

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MLS® #A2213218

**\$265,000**

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	\$265,000
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	Clubhouse, Fitness Center, Park, Playground, Racquet Courts, Snow Removal, Trash, Visitor Parking, Beach Access, Boating, Coin Laundry, Dog Park, Golf Course, Indoor Pool, Outdoor Pool, Recreation Room, Spa/Hot Tub, Storage
Parking Spaces	3

Parking                      Parking Pad

## **Interior**

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

Appliances              Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings, Wine Refrigerator, Electric Water Heater

Heating                      Fireplace(s), Central

Cooling                      None

Fireplace                      Yes

# of Fireplaces              1

Fireplaces                      Electric

## **Exterior**

Exterior Features      Fire Pit, Barbecue, BBQ gas line

Lot Description              Back Yard, Backs on to Park/Green Space, Irregular Lot, No Neighbours Behind, Close to Clubhouse, Few Trees, Greenbelt, On Golf Course, Lawn, Views, Yard Lights

Roof                              Asphalt Shingle

Construction              Vinyl Siding

## **Additional Information**

Date Listed                      April 19th, 2025

Days on Market              108

Zoning                              R-7

## **Listing Details**

Listing Office                      Coldwell Banker Ontrack Realty

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