

1027, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2204771

\$479,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	888 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, None		
Lot Size:	0.97 Acre		
Lot Feat:	Beach, Close to Clubhouse, Corner Lot, Irregular Lot, Lake, No Neighbours B		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Private
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,693
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island		

**Inclusions:** Shed, storage sheds (2), Propane pig, Whirlpool washer/dryer, fridge, hood fan combination, dishwasher, microwave, sofa, table, chairs at island (4), TV (3) all mattresses and frames (x2), dresser in Master, all window coverings, access keys, and fobs to the lot (3), lawn mower, weed eater, a couple life jackets, gazebo on lower deck and BBQ gazebo.

Welcome to GLENIFFER LAKE GOLF AND COUNRTY CLUB! Phase 1, lot 27 is one of the best locations in the park! This spacious home has lots to offer featuring a beautiful OPEN CONCEPT. Family owned since 1987, this gorgeous property offered many years of happy memories. Located on waterfront by the Marina, but a large GREENSPACE on the side to enjoy outdoor activities, ball games, and just summer fun! Gleniffer is approximately 40km to Red Deer, and home to one of the cleanest lakes in Alberta. Floorplan is attractive in that it offers privacy and functionality. Spacious living room features a fireplace and cozy vibe on the cooler evenings. A desirable kitchen with ISLAND, expansive counters and lots of cabinets. The primary bedroom features a 2-piece ensuite and located on the opposite end of the home. There is storage, laundry and a four piece bathroom as well. A great seasonal get away where you can just sit back relax, have friends over, BBQ, roast marshmallows, drink beer and enjoy the incredible views right out your back window! Boating, paddleboarding, swimming, water skiing, walking, sunbathing, whatever your heart desires. Just getting out to enjoy nature and wildlife is very therapeutic. This home is pretty much turnkey, water will be on starting in MAY.