

\$300,000 - 3065, 35468 Range Road 30, Rural Red Deer County

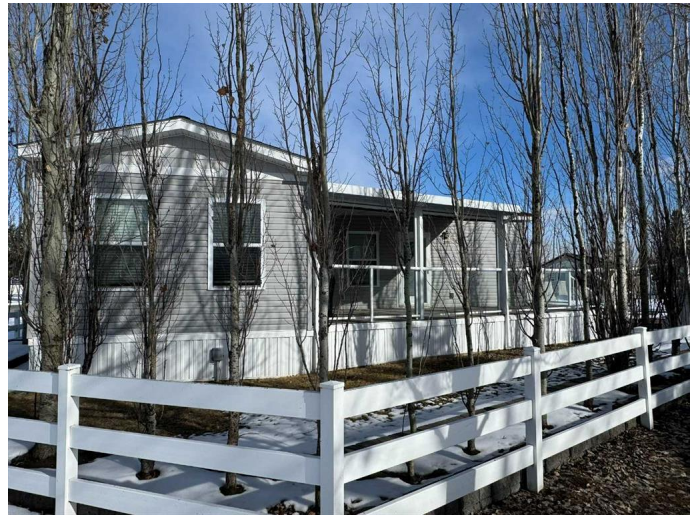
MLS® #A2203598

\$300,000

2 Bedroom, 1.00 Bathroom, 750 sqft
Residential on 0.07 Acres

Gleniffer Lake, Rural Red Deer County,
Alberta

Gleniffer Lake Resort is Central Alberta's hidden gem – a gated, year-round community featuring a par 36 9-hole golf course, marina, sandy beach, indoor and outdoor pools, hot tubs, clubhouse, fitness centre, and on-site dining. Whether you're looking for peaceful relaxation or an active, social lifestyle, this stunning resort has it all. Welcome to Lot 3065, a thoughtfully designed, custom-built, 2x6 wall constructed manufactured home located literally steps from the Pro Shop – perfect for golf lovers! This barrier-free, accessible home is equipped with an electric lift at the front entry, an extra-wide hallway for wheelchair maneuverability, larger door openings, and manual ceiling lifts in both the second bedroom and bathroom for easier movement. Inside, you'll find a u-shaped front kitchen with a huge pantry, ample cupboard space, a 5-burner propane gas stove, stainless steel double sink with built-in soap dispenser, microwave, and a lovely bay window over the sink. The primary bedroom boasts a king bed with an extra-thick mattress, while the second bedroom features a trundle bed and an adjustable twin bed. The living room sofa also converts into a bed, giving this property a total sleeping capacity of 7. Additional features include full-size front-loading washer and dryer, a residential 50-gallon water tank with easy shut-off, three



TVs, ceiling fans in both the kitchen and primary bedroom, and beautiful floating linoleum floors that mimic vinyl plank but are easier to clean. The home rests securely on screw piles and is fibre-optic ready – just bring your modem, pick a service provider and start streaming! Outside, enjoy a large, partially covered, private deck perfect for outdoor dining or simply relaxing in your own peaceful retreat. And when it's time to explore the resort, hop in the included electric golf cart and cruise from one end of this incredible community to the other with ease. This move-in-ready, accessible lake getaway has everything you need – and it's waiting for you at Lot 3065!

Built in 2013

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2203598 |
| Price | \$300,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 750 |
| Acres | 0.07 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 3065, 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, Fitness Center, Park, Parking, Playground, Racquet Courts, Recreation Facilities, RV/Boat Storage, Snow Removal, Trash, Coin Laundry, Dog Park, Golf Course, Outdoor Pool, Pool, Recreation Room, Spa/Hot Tub |
| Parking Spaces | 3 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Skylight(s) |
| Appliances | Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Central |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Barbecue |
| Lot Description | Lawn, Level, No Neighbours Behind, Irregular Lot |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 38 |
| Zoning | R-7 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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