

# \$325,000 - 3019, 35468 Range Road 30, Rural Red Deer County

MLS® #A2205055

**\$325,000**

2 Bedroom, 1.00 Bathroom, 769 sqft  
Residential on 0.07 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

Escape to your ideal getaway in this beautifully maintained 2-bedroom modular home, built with sturdy 2x6 walls for comfortable, four-season living. The open-concept design seamlessly connects the kitchen, dining, and living spaces – perfect for gatherings. The kitchen is thoughtfully designed with a large moveable island, pantry, dishwasher, and abundant storage. A bright addition floods the space with natural light through oversized windows, complemented by a cozy propane fireplace and A/C window units for comfort in every season. Skylights enhance the kitchen’s warmth, and a charming barn door adds a stylish touch to the bathroom. Laundry is conveniently located in the heart of the home with a washer and dryer.

Start your mornings with coffee on the inviting front porch, or fire up the BBQ on the spacious back deck, complete with a large teak table, six chairs, and a generous umbrella. In the evenings, gather around the private firepit area, tucked behind a mature hedge – the perfect place to share stories and roast marshmallows. The easy-care yard requires just about 20 minutes of trimming and mowing, and there’s parking for three vehicles plus space for 1-2 golf carts.

You’ll love being just a quick five-minute



golf cart ride to both the golf course and the beach. At Gleniffer Lake Resort, enjoy an unmatched lifestyle with incredible amenities: three pools, hot tubs, a fully equipped fitness center, tennis and pickleball courts, two playgrounds, and private lake access for boating, fishing, and water activities. Golfers can sharpen their skills on the par 36 9-hole and par 3 courses, or try their hand at disc golf. This secure, gated community also offers a convenience store, restaurant, boat launch, and marina. With year-round activities, organized events, and a welcoming community, this is the perfect place to make lasting memories and embrace lake life.

Built in 2002

### **Essential Information**

MLS® #	A2205055
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	769
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	3019, 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, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Golf Course, Indoor Pool, Park, Parking, Playground, Racquet Courts, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Boating, Outdoor Pool

Parking Spaces 3

Parking Parking Pad, Boat

## Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Track Lighting, Vinyl Windows, Smart Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Electric Water Heater

Heating Central, Fireplace(s)

Cooling Wall/Window Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Propane

Basement None

## Exterior

Exterior Features BBQ gas line, Fire Pit, Rain Gutters, Rain Barrel/Cistern(s)

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Greenbelt

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

## Additional Information

Date Listed March 24th, 2025

Days on Market 14

Zoning R-7

## Listing Details

Listing Office Coldwell Banker Ontrack Realty

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