# \$319,900 - 2031, 35468 Range Road 30, Rural Red Deer County

MLS® #A2237687

## \$319,900

2 Bedroom, 2.00 Bathroom, 543 sqft Residential on 0.08 Acres

Gleniffer Lake, Rural Red Deer County, Alberta

Great Location Backing onto the 5th Fairway. The Spacious Deck with a Hot Tub, High Quality Deck Furniture, and BBQ that are all included with your purchase. The Deck is finished with Maintenance Free Decking and Features an Automated Louvered Deck Canopy, Classy Glass Railing, and Fully Adjustable Privacy/Sun Shades. A lift has even been installed for anyone that may have mobility problems. You will love the Living with Bank of Windows that look out onto the Beautifully Manicured Golf Course. Plus there is a Cozy Electric Fireplace with a TV Mounted over it. The Surprisingly Spacious Kitchen has Stainless Steel Appliance's, Back Splash, Eating Area plus a sit up Breakfast. There are 2 Bedrooms including a Master Bedroom that has a Built In Closet with storage, plus it's own 2 Piece Ensuite. There is even a Stacking Washer and Dryer, plus another Full 4 Piece Bathroom. The Concrete Parking Pad is Large Enough for 2 vehicles plus a Golf Cart which is also included in the price. The Storage shed provides plenty of Extra Storage Space and the Charger for the Golf Cart has been wired in for the convivence of charging the Cart. This Amazing Gated Community has so amenities and activities including; Golf, Tennis, Pickle Ball, Swimming, Fishing, Boating, Numerous Social Events, and Skating in the winter. Enjoy The Landing Restaurant for good food and







amazing views of the lake on the patio. There is even a General Store. This amazing Cottage is ready for you to move in, absolutely everything is there to enjoy you weekend getaway.

#### Built in 2015

#### **Essential Information**

MLS® # A2237687 Price \$319,900

Bedrooms 2

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 543
Acres 0.08
Year Built 2015

Type Residential
Sub-Type Detached
Style Park Model

Status Active

## **Community Information**

Address 2031, 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, Snow Removal,

Trash, Visitor Parking, Coin Laundry, Colf Course, Pool, Racquet Courts,

**RV/Boat Storage** 

Parking Spaces 2

Parking Concrete Driveway, Off Street, Parking Pad

Has Pool Yes

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Appliances See Remarks

Heating Forced Air, Propane

Yes

Cooling None

# of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Basement None

#### **Exterior**

Fireplace

Exterior Features Storage, Awning(s), Tennis Court(s)

Lot Description Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours

Behind, On Golf Course

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Block

#### **Additional Information**

Date Listed July 7th, 2025

Days on Market 118 Zoning R-7

# **Listing Details**

Listing Office RE/MAX real estate central alberta

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