

# \$199,500 - 4078, 35468 Range Road 30, Rural Red Deer County

MLS® #A2198523

**\$199,500**

1 Bedroom, 1.00 Bathroom, 549 sqft  
Residential on 0.06 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

Discover the perfect getaway at Gleniffer Lake Resort with this stunning corner lot, backing onto a spacious park. Situated in the heart of Phase 4, this 1+ bedroom, 1-bathroom park model features a solidly built 10' x 16' addition with durable 2x6 construction.

Accommodations are flexible, with a queen-sized bed in the bedroom, a hide-a-bed in the living room, and a sofa bed in the addition—comfortably sleeping six. For extra privacy, simply pull the accordion wall across to create a temporary second bedroom in the living room.

Designed for outdoor entertaining, the property boasts a covered deck equipped with an electric hanging infrared heater, a ground-level patio, and a spacious firepit area. Enjoy alfresco dining at the wicker and glass patio set under an offset cantilever umbrella.

Additional conveniences include a propane BBQ, a 3-burner camping stove, an 8' x 10' vinyl shed, and a 3' x 6' garden shed. Beautiful landscaping with perennials, an apple tree, and lush greenery enhances privacy and charm.

This turnkey retreat comes fully furnished and stocked with dishes, cutlery, cookware, window coverings, and even a newer gas lawn mower. The paved driveway easily accommodates two vehicles and a golf cart. Seller is open to looking at your small 5th



wheel or class C motorhome as partial payment on this property.

Gleniffer Lake Resort offers an exceptional lifestyle with outstanding amenities, including three pools, hot tubs, a fitness center, tennis and pickleball courts, two playgrounds, and private lake access for boating, fishing, and water sports. Golf enthusiasts will appreciate the 9-hole and par 3 courses, as well as a disc golf course. The secure, gated community also features an onsite store, restaurant, boat launch, and marina. With organized events and a vibrant social scene, this resort is the perfect place to create lifelong memories and enjoy lake living now.

Built in 2002

### **Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2198523     |
| Price          | \$199,500    |
| Bedrooms       | 1            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 549          |
| Acres          | 0.06         |
| Year Built     | 2002         |
| Type           | Residential  |
| Sub-Type       | Recreational |
| Style          | Park Model   |
| Status         | Active       |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 4078, 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, Coin Laundry, Dog Park, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Parking, Playground, Park, Recreation Room, RV/Boat Storage, Spa/Hot Tub, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Off Street, Parking Pad   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Track Lighting, Ceiling Fan(s), Chandelier, Vinyl Windows, Laminate Counters, Skylight(s) |
| Appliances        | Refrigerator, Electric Water Heater, Gas Stove, Microwave  |
| Heating           | Forced Air, Propane  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Basement          | None   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue, Fire Pit, Private Yard   |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Landscaped, Many Trees, No Neighbours Behind |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Block  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 162             |
| Zoning         | R-7             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.