

1017, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2129551



\$300,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	484 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Beach, Close to Clubhouse, Lake, Low Maintenance Landscape, No Neighb		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Linoleum	Sewer:	Private Sewer
Roof:	Asphalt Shingle, Metal	Condo Fee:	\$ 4,693
Basement:	None	LLD:	25-35-3-W5
Exterior:	Metal Frame, Vinyl Siding, Wood Siding	Zoning:	R-7
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Lakefront Paradise, Check this out before it's gone!! Turnkey 3-Season Retreat on Glenniffer Lake. Nestled along the shores of Glenniffer Lake Golf and Country Club, this remarkable lakefront property presents a rare opportunity to own your own piece of paradise. Boasting a 1995 Huronridge manufactured home, this turnkey retreat offers two bedrooms, one bathroom, and breathtaking panoramic views that stretch across one of Alberta's most beautiful lakes. This beautiful home, featuring two cozy bedrooms, one well-appointed bathroom, and a front living room that welcomes you with warmth and comfort. Spectacular Views: Wake up to awe-inspiring sunrises and unwind with picturesque sunsets as you soak in the incredible panoramic views of Glenniffer Lake. Every moment spent on this property is a testament to the beauty of lakeside living. Turnkey Living: This retreat comes fully equipped with everything you need to start enjoying lakefront living immediately. From the included BBQ and smoker to the deck furniture, every detail has been thoughtfully curated for your convenience and enjoyment. Private Beach Access: Step outside and indulge in the ultimate lakeside experience with your own private beach, offering a serene escape where you can relax, swim, or simply bask in the tranquility of nature. Additional Amenities: Complete with air conditioning for added comfort during warmer months and a large covered deck perfect for outdoor entertaining, this property offers the ideal blend of indoor and outdoor living spaces. Rarely do opportunities like this come along – seize the chance to make memories that will last a lifetime at this lakefront retreat. Whether you're seeking a weekend getaway or a permanent 3 season residence, this property promises an unparalleled lifestyle filled with serenity, relaxation, and natural beauty.