

**3030, 35468 Range Road 30  
Rural Red Deer County, Alberta**

**MLS # A2159419**



## \$295,000

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Gazebo, Lake, Lawn, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 4,268
<b>Basement:</b>	None	<b>LLD:</b>	25-35-3-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-7
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Recreation Facilities, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/a

PHASE 3, LOT 30 - GLENIFFER LAKE GOLF AND COUNTRY CLUB This air-conditioned home is situated in the desirable Phase 3 and features two large bedrooms, including a spacious master with a king bed and walk-in closet. The home has a cozy fireplace and a large sunken living room. The kitchen is complemented by a formal dining room, perfect for family meals. An upgraded 75,000 BTU furnace was installed in 2018, and the full addition is insulated with 3" of high-density foam spray, ensuring the home is ready for winter use. The oversized second bedroom provides ample space, and the back deck with a gazebo offers privacy and a comfortable outdoor living area. The property also includes a Bunkhouse ( sleeps 4 ) with full power and insulated! Included with the property: Cottage Shed Propane pig (new in 2019) Woodshed Deck Gazebo Satellite dish Fridge, stove, microwave, dishwasher, washer/dryer A/C unit 2 TVS and 2 wall mounts Portable island, Minimum of 2 fobs This property is a perfect retreat, offering comfort and privacy with all the amenities needed for year-round enjoyment.