

\$265,000 - 2010, 35468 Range Road 30, Rural Red Deer County

MLS® #A2213218

\$265,000

2 Bedroom, 1.00 Bathroom, 593 sqft
Residential on 0.06 Acres

Gleniffer Lake, Rural Red Deer County,
Alberta

Located in a gated, four-season resort community, Gleniffer Lake Resort offers a 36 par 9-hole golf course, marina, indoor and outdoor pools, hot tubs, fitness centre, pickleball courts, restaurant, and clubhouse.

Centrally located within the resort and just a short walk or ride to all amenities, this charming 2-bedroom unit backs onto the 7th hole and is bordered by green space on one side for added privacy. The primary bedroom features a queen bed with generous storage, while the second bedroom includes a queen with a single bunk above. The bay-windowed dining area seats four comfortably, and the kitchen boasts a 4-burner gas stove, microwave, full-size dishwasher, double sink and large pantry. A spacious 4-piece bath with a 3-way mirror adds comfort and convenience. The largest hall closet is plumbed and waiting for you to add your own washer/dryer or you can use the coin operated laundry at the clubhouse and get it all done at once.

The sunroom addition offers a flexible space to lounge or entertain, while the covered rear deck provides a private vantage point to watch golfers pass by. The fully fenced yard is ideal for pets or kids, and the low-maintenance landscaping lets you spend more time enjoying the resort.



Extras include: all indoor and outdoor furnishings, kitchenware, all draperies, central vacuum with attachments, bunkhouse for extra guests, a shed for storage, BBQ, lawnmower, and a golf cart. Plumbed for a washer/dryer and offering ample parking for two vehicles plus cart(s), this turn-key property is ready for you to move in and relax tomorrow.

Built in 1999

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2213218 |
| Price | \$265,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 593 |
| Acres | 0.06 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Recreational |
| Style | Park Model |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 2010, 35468 Range Road 30 |
| Subdivision | Gleniffer Lake |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4G 0M3 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Fitness Center, Park, Playground, Racquet Courts, Snow Removal, Trash, Visitor Parking, Beach Access, Boating, Coin Laundry, Dog Park, Golf Course, Indoor Pool, Outdoor Pool, Recreation Room, Spa/Hot Tub, Storage |
| Parking Spaces | 3 |

| | |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Laminate Counters, Skylight(s) |
| Appliances | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings, Wine Refrigerator, Electric Water Heater |
| Heating | Fireplace(s), Central |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Barbecue, BBQ gas line |
| Lot Description | Back Yard, Backs on to Park/Green Space, Irregular Lot, No Neighbours Behind, Close to Clubhouse, Few Trees, Greenbelt, On Golf Course, Lawn, Views, Yard Lights |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |

Additional Information

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|----------------|------------------|
| Date Listed | April 19th, 2025 |
| Days on Market | 117 |
| Zoning | R-7 |

Listing Details

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| Listing Office | Coldwell Banker Ontrack Realty |
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