

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

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

Parking	Parking Pad
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## Interior

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

## Exterior

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

## Additional Information

Date Listed	April 19th, 2025
Days on Market	103
Zoning	R-7

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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