\$300,000 - 5090, 35468 Range Road 30, Rural Red Deer County

MLS® #A2204052

\$300,000

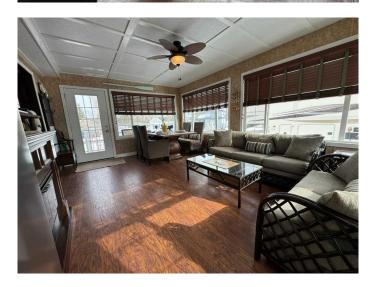
2 Bedroom, 1.00 Bathroom, 733 sqft Residential on 0.07 Acres

Gleniffer Lake, Rural Red Deer County, Alberta

Welcome to Lot 5090 at Gleniffer Lake Resort â€" your turnkey, move-in-ready lake retreat! Gleniffer Lake Resort is a gated, beautifully maintained community offering a pristine par 36 9-hole golf course, indoor and outdoor pools, hot tubs, a fitness center, clubhouse, on-site dining, an active social calendar for all ages and a private marina with boat slips. Whether you're relaxing poolside, enjoying the beach, or cruising the resort in your golf cart, this community is designed for leisure and family fun year-round. Lot 5090 features a 1-bedroom park model with a stick-built, insulated addition, seamlessly connected by a large opening for easy flow between spaces. The multi-purpose front living room transforms into a private guest bedroom with its own TV and electric fireplace, and two of the three sofas convert to beds, accommodating up to 8 guests comfortably. Step outside to a fully landscaped, irregularly shaped oversized yard with easy-care perennials, a fenced rear area for your furry friend, and a south-facing backyard perfect for sunny afternoons. Relax on the front deck with seating for two, or head to the rear deck, complete with artificial turf, a fire table, cantilevered umbrella, and cozy woven chairs. A second shed is fully stocked with everything you need to care for the lawn and gardens. The property includes two gas-powered golf carts â€" one styled like a







red Cadillac for standout resort cruising â€" and an asphalt driveway with parking for two vehicles and two carts. A charming bunkie with a queen bed, ceiling fan, opening windows and ample storage awaits visiting family and friends. Additional features include a coffee station with wine fridge, propane BBQ under a gazebo, metal roof, fibre optics connectivity, and a leased propane tank. Just pack your clothes and food â€" lake life starts here at Gleniffer Lake Resort!

Built in 2009

Essential Information

MLS® # A2204052 Price \$300,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 733
Acres 0.07
Year Built 2009

Type Residential
Sub-Type Recreational

Style Park Model

Status Active

Community Information

Address 5090, 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, Colf Course, Indoor Pool, Outdoor Pool, Parking, Playground, Park, Racquet Courts, Recreation Room, RV/Boat Storage, Secured

Parking, Spa/Hot Tub, Snow Removal, Trash, Visitor Parking

Parking Spaces

Off Street, Parking Pad

Interior

Parking

Interior Features Bar, Ceiling Fan(s), Vinyl Windows, Laminate Counters, No Smoking

Home, Open Floorplan, Pantry, Track Lighting

Appliances Central Air Conditioner, Bar Fridge, Electric Water Heater, Gas Stove,

Microwave Hood Fan, Refrigerator, Window Coverings, Wine

Refrigerator

Heating Central, Fireplace(s)

3

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Exterior

Exterior Features Barbecue, Garden

Lot Description Front Yard, Garden, Greenbelt, Interior Lot, Lawn, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Additional Information

Date Listed March 23rd, 2025

Days on Market 222 Zoning R-7

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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