

# \$310,000 - 5090, 35468 Range Road 30, Rural Red Deer County

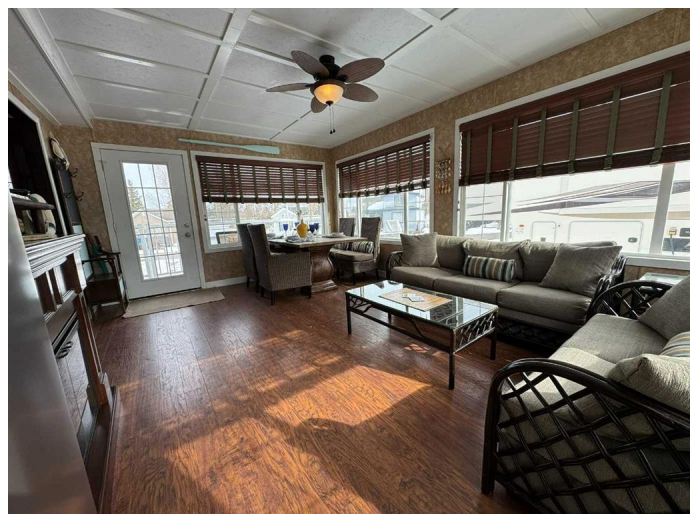
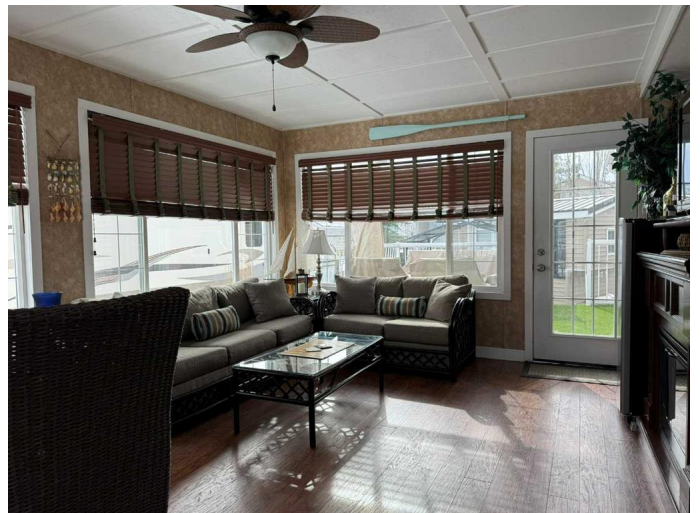
MLS® #A2204052

**\$310,000**

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 – 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 all three sofas convert to beds, accommodating up to 10 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 lush grass and gardens. The property includes two gas-powered golf carts – one styled like a



red Cadillac for standout resort cruising 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, washer/dryer plumbing, and a leased propane tank. Just pack your clothes and food lake life starts here at Gleniffer Lake Resort!

Built in 2009

### Essential Information

MLS® #	A2204052
Price	\$310,000
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, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Park, Parking, Playground, Recreation Room, RV/Boat Storage, Secured Parking, Snow Removal,

	Spa/Hot Tub, Trash, Visitor Parking, Boating, Racquet Courts
Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Water Heater, Wine Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

### **Exterior**

Exterior Features	Barbecue, Garden
Lot Description	Front Yard, Garden, Interior Lot, Landscaped, Lawn, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding

### **Additional Information**

Date Listed	March 23rd, 2025
Days on Market	30
Zoning	R-7

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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