

# \$325,000 - 3019, 35468 Range Road 30, Rural Red Deer County

MLS® #A2205055

**\$325,000**

2 Bedroom, 1.00 Bathroom, 769 sqft  
Residential on 0.07 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

Escape to your ideal getaway in this beautifully maintained 2-bedroom modular home, built with sturdy 2x6 walls for comfortable, four-season living. The open-concept design seamlessly connects the kitchen, dining, and living spaces â€” perfect for gatherings. The kitchen is thoughtfully designed with a large moveable island, pantry, dishwasher, and abundant storage. A bright addition floods the space with natural light through oversized windows, complemented by a cozy propane fireplace and A/C window units for comfort in every season. Skylights enhance the kitchenâ€™s warmth, and a charming barn door adds a stylish touch to the bathroom. Laundry is conveniently located in the heart of the home with a washer and dryer.

Start your mornings with coffee on the inviting front porch, or fire up the BBQ on the spacious back deck, complete with a large teak table, six chairs, and a generous umbrella. In the evenings, gather around the private firepit area, tucked behind a mature hedge â€” the perfect place to share stories and roast marshmallows. The easy-care yard requires just about 20 minutes of trimming and mowing, and thereâ€™s parking for three vehicles plus space for 1-2 golf carts.

Youâ€™ll love being just a quick five-minute



golf cart ride to both the golf course and the beach. At Gleniffer Lake Resort, enjoy an unmatched lifestyle with incredible amenities: three pools, hot tubs, a fully equipped fitness center, tennis and pickleball courts, two playgrounds, and private lake access for boating, fishing, and water activities. Golfers can sharpen their skills on the par 36 9-hole and par 3 courses, or try their hand at disc golf. This secure, gated community also offers a convenience store, restaurant, boat launch, and marina. With year-round activities, organized events, and a welcoming community, this is the perfect place to make lasting memories and embrace lake life.

Built in 2002

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2205055     |
| Price          | \$325,000    |
| Bedrooms       | 2            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 769          |
| Acres          | 0.07         |
| Year Built     | 2002         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3019, 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, Parking, Playground, Racquet Courts, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking |
| Parking Spaces | 3  |
| Parking        | Parking Pad, Boat  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Smart Home, Track Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Electric Water Heater, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings  |
| Heating           | Central, Fireplace(s)   |
| Cooling           | Wall/Window Unit(s)   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Propane   |
| Basement          | None  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Fire Pit, Rain Gutters, Rain Barrel/Cistern(s)         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Piling(s)  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 57               |
| Zoning         | R-7              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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