

# \$294,900 - 3030, 35468 Range Road 30, Rural Red Deer County

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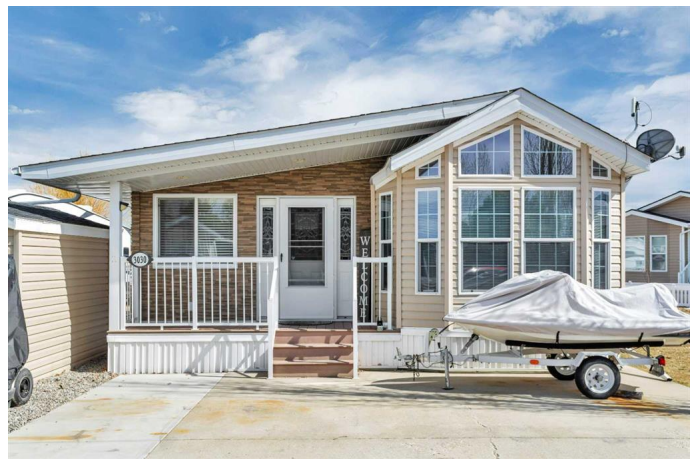
MLS® #A2209820

**\$294,900**

3 Bedroom, 1.00 Bathroom, 1,015 sqft  
Residential on 0.07 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

The Perfect First or Retirement Home or Your Forever Getaway at Glenniffer Lake Resort & Country Club! Whether you're starting your homeownership journey or looking to slow down & savor every season, this charming year-round retreat in Phase 3 of the gated Glenniffer Lake Resort & Country Club might just be your dream come true. With over 1,000 sq ft of well-designed living space, this 2006 Park Model with addition blends cozy comfort with everyday functionality AND it's FULLY FURNISHED, right down to the pots & pans! Just bring your suitcase & food & start enjoying everything this vibrant lakeside community has to offer. Step into a sun-drenched living room, where natural light pours in through numerous windows, creating an inviting space to relax or entertain. The spacious dining room, positioned just off the kitchen, features west-facing windows that catch golden evening light. A well-appointed kitchen includes a pantry & all the essentials to get you cooking right away. The 3-piece bathroom comes with a convenient linen closet, & the first of two bedrooms offers smart built-in storage. Venture into the grand primary suite—your personal retreat—featuring a California King bed, full bedroom set, & a generous walk-in closet with Washer & Dryer. It's even plumbed for future flexibility: consider adding a 2-piece ensuite & stackable



laundry setup. Step outside to your private backyard oasis, complete with a back deck, gazebo, patio furniture, BBQ, & firepit areaâ€”perfect for enjoying Alberta evenings under the stars. Need room for guests or the grandkids? The front bunkhouse sleeps 4 comfortably! Located just a short stroll from resort-style amenities, youâ€™ll enjoy access to: Two outdoor pools, one indoor pool & two hot tubs. A full-service Clubhouse with restaurant, breakfast bar, & games room. Tennis & basketball courts, boat launch & marina. Dog-friendly & people-friendly beaches. An 9-hole golf course. Community BBQs & social events in each phase. Gleniffer Lake Resort isnâ€™t just a destinationâ€”itâ€™s a lifestyle. Whether youâ€™re sipping morning coffee on the deck, strolling to the store for an ice cream, or enjoying sunset dinners at the Clubhouse, this home offers year-round living with every comfort and convenience imaginable. Tiny in name, not in natureâ€”this home is packed with possibilities, purpose, & personality. â€œHome Is Where Your Story Beginsâ€”and your next chapter starts here.

Built in 2006

## Essential Information

MLS® #	A2209820
Price	\$294,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,015
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Park Model

Status Active

### Community Information

Address 3030, 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, Dog Park, Fitness Center, Indoor Pool, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, RV/Boat Storage, Snow Removal, Spa/Hot Tub, Storage, Trash, Coin Laundry, Golf Course, Outdoor Pool, Pool, Racquet Courts  
Parking Spaces 2  
Parking Off Street, Parking Pad  
Has Pool Yes

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Propane  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room, Free Standing  
Basement None

### Exterior

Exterior Features Barbecue, BBQ gas line, Fire Pit, Rain Gutters, Storage  
Lot Description Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, On Golf Course, Rectangular Lot, See Remarks  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Metal Frame

Foundation                  Poured Concrete, Slab

### **Additional Information**

Date Listed                  April 8th, 2025

Days on Market              44

Zoning                        R-7

### **Listing Details**

Listing Office                CIR Realty

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