

# \$225,000 - 3021, 35468 Range Road 30, Rural Red Deer County

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MLS® #A2222257

**\$225,000**

1 Bedroom, 1.00 Bathroom, 527 sqft  
Residential on 0.06 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

Welcome to Gleniffer Lake Resort, a premier gated community offering year-round enjoyment just 90 minutes from Calgary or 40 minutes from Red Deer. With a private beach, 9-hole golf course, marina, pools, pickleball, and more, this vibrant resort is where relaxation meets recreation. Perfectly located across from a large open green space where neighbours gather and community events happen, Lot 3021 is set on an irregular shaped lot offering extra space, privacy, and charm. Inside, you'll find a thoughtfully designed 1-bedroom, 1-bath layout featuring a queen Murphy bed in the front living room, queen bed in the bedroom, loads of storage, dishwasher, gas stove, fridge, microwave with hood vent, pantry, portable A/C unit, new living room blinds, and full-size washer and dryer. All indoor furnishings are included, making it truly turnkey. Outside, enjoy a spacious deck nearly the size of the home with three separate seating areas, a dining table for six, and all outdoor furniture. The firepit is perfect for evening get-togethers, and the fenced yard is ready for your pup to roam. Extras like a lawnmower, propane pig, and 8x10 shed add convenience and value. Whether you're looking for a weekend escape or a four-season retreat, Lot 3021 offers everything you need to start living the lake life you're dreaming of.



Built in 2003

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2222257     |
| Price          | \$225,000    |
| Bedrooms       | 1            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 527          |
| Acres          | 0.06         |
| Year Built     | 2003         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3021, 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, Golf Course, Indoor Pool, Outdoor Pool, Playground, Trash, Visitor Parking, Boating, Dog Park, Fitness Center, Parking, Park, Recreation Room, Spa/Hot Tub, Snow Removal |
| Parking Spaces | 3   |
| Parking        | Parking Pad   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Skylight(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Gas Stove       |
| Heating           | Central   |
| Cooling           | None  |
| Basement          | None  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Fire Pit   |
| Lot Description   | Back Yard, Lawn, Greenbelt, Interior Lot, Irregular Lot, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Piling(s)  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 10             |
| Zoning         | R-7            |

**Listing Details**

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

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