

\$319,900 - 2031, 35468 Range Road 30, Rural Red Deer County

MLS® #A2237687

\$319,900

2 Bedroom, 2.00 Bathroom, 543 sqft
Residential on 0.08 Acres

Gleniffer Lake, Rural Red Deer County,
Alberta

Great Location Backing onto the 5th Fairway. The Spacious Deck with a Hot Tub, High Quality Deck Furniture, and BBQ that are all included with your purchase. The Deck is finished with Maintenance Free Decking and Features an Automated Louvered Deck Canopy, Classy Glass Railing, and Fully Adjustable Privacy/Sun Shades. A lift has even been installed for anyone that may have mobility problems. You will love the Living with Bank of Windows that look out onto the Beautifully Manicured Golf Course. Plus there is a Cozy Electric Fireplace with a TV Mounted over it. The Surprisingly Spacious Kitchen has Stainless Steel Appliance's, Back Splash, Eating Area plus a sit up Breakfast. There are 2 Bedrooms including a Master Bedroom that has a Built In Closet with storage, plus itâ€™s own 2 Piece Ensuite. There is even a Stacking Washer and Dryer, plus another Full 4 Piece Bathroom. The Concrete Parking Pad is Large Enough for 2 vehicles plus a Golf Cart which is also included in the price. The Storage shed provides plenty of Extra Storage Space and the Charger for the Golf Cart has been wired in for the convenience of charging the Cart. This Amazing Gated Community has so amenities and activities including; Golf, Tennis, Pickle Ball, Swimming, Fishing, Boating, Numerous Social Events, and Skating in the winter. Enjoy The Landing Restaurant for good food and



amazing views of the lake on the patio. There is even a General Store. This amazing Cottage is ready for you to move in, absolutely everything is there to enjoy you weekend getaway.

Built in 2015

Essential Information

MLS® #	A2237687
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	543
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

Community Information

Address	2031, 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, Fitness Center, Snow Removal, Trash, Visitor Parking, Coin Laundry, Golf Course, Pool, Racquet Courts, RV/Boat Storage
Parking Spaces	2
Parking	Concrete Driveway, Off Street, Parking Pad
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Basement	None

Exterior

Exterior Features	Storage, Awning(s), Tennis Court(s)
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, On Golf Course
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	July 7th, 2025
Days on Market	70
Zoning	R-7

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.