

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

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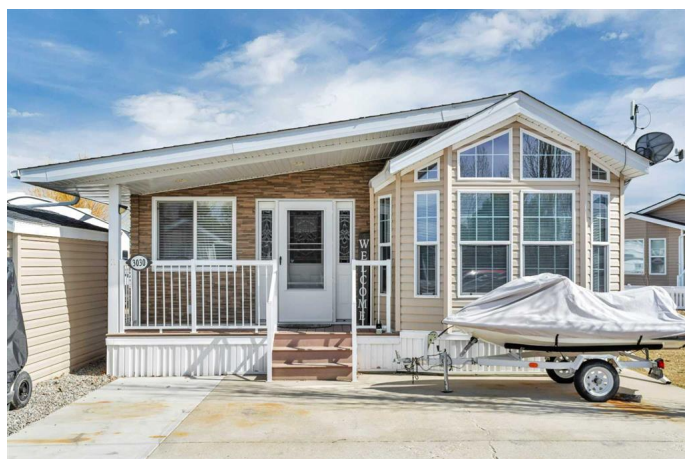
MLS® #A2209820

**\$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. Glennifer 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, Coin Laundry, Dog Park, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Park, Party Room, Playground, Pool, Racquet Courts, Recreation Facilities, Recreation Room, Snow Removal, Spa/Hot Tub, Storage, Trash, Picnic Area, RV/Boat Storage  
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, Rectangular Lot, See Remarks, On Golf Course  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Metal Frame

Foundation                  Poured Concrete, Slab

### **Additional Information**

Date Listed                  April 8th, 2025

Days on Market            11

Zoning                        R-7

### **Listing Details**

Listing Office              CIR Realty

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