

\$479,900 - 1027, 35468 Range Road 30, Rural Red Deer County

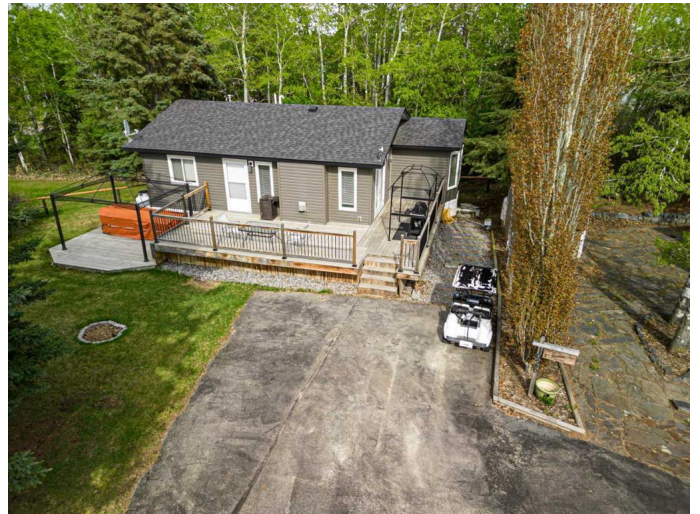
MLS® #A2204771

\$479,900

2 Bedroom, 2.00 Bathroom, 888 sqft
Residential on 0.97 Acres

Gleniffer Lake, Rural Red Deer County,
Alberta

Welcome to GLENIFFER LAKE GOLF AND COUNTRY CLUB! Phase 1, lot 27 is one of the best locations in the park! This spacious home has lots to offer featuring a beautiful OPEN CONCEPT. Family owned since 1987, this gorgeous property offered many years of happy memories. Located on waterfront by the Marina, but a large GREENSPACE on the side to enjoy outdoor activities, ball games, and just summer fun! Gleniffer is approximately 40km to Red Deer, and home to one of the cleanest lakes in Alberta. Floorplan is attractive in that it offers privacy and functionality. Spacious living room features a fireplace and cozy vibe on the cooler evenings. A desirable kitchen with ISLAND, expansive counters and lots of cabinets. The primary bedroom features a 2-piece ensuite and located on the opposite end of the home. There is storage, laundry and a four piece bathroom as well. A great seasonal get away where you can just sit back relax, have friends over, BBQ, roast marshmallows, drink beer and enjoy the incredible views right out your back window! Boating, paddleboarding, swimming, water skiing, walking, sunbathing, whatever your heart desires. Just getting out to enjoy nature and wildlife is very therapeutic. This home is pretty much turnkey, water will be on starting in MAY.



Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204771 |
| Price | \$479,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 888 |
| Acres | 0.97 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 1027, 35468 Range Road 30 |
| Subdivision | Gleniffer Lake |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4G 0M3 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Coin Laundry, Fitness Center, Indoor Pool, Outdoor Pool, Picnic Area, Playground, Pool, Racquet Courts, Recreation Facilities, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Driveway, None |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island |
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Fireplace(s), Forced Air, Propane |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|------------|--|
| Fireplaces | Blower Fan, Living Room, Mantle, Propane, Tile |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Beach, Close to Clubhouse, Corner Lot, Irregular Lot, Lake, No Neighbours Behind, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

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|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 85 |
| Zoning | R-7 |

Listing Details

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

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