

\$310,000 - 5090, 35468 Range Road 30, Rural Red Deer County

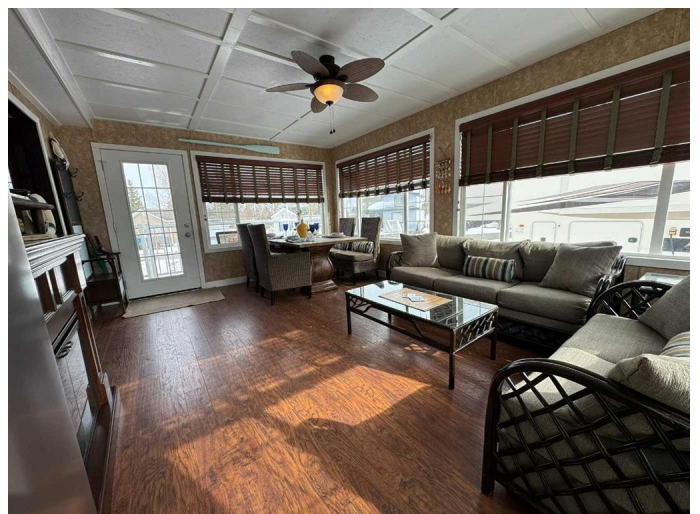
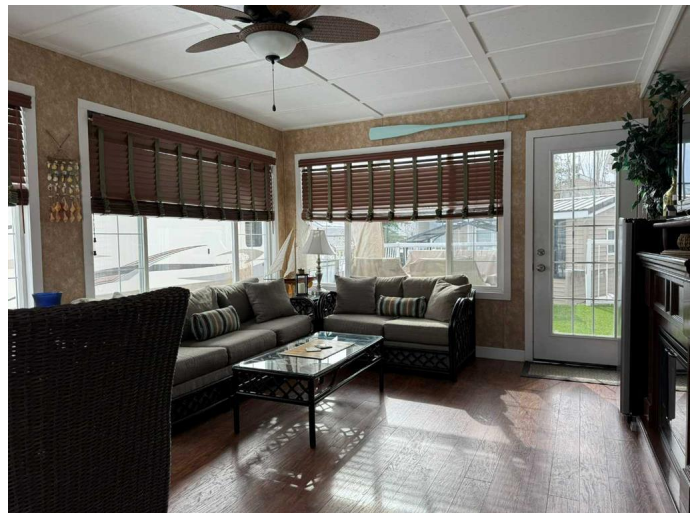
MLS® #A2204052

\$310,000

2 Bedroom, 1.00 Bathroom, 733 sqft
Residential on 0.07 Acres

Gleniffer Lake, Rural Red Deer County,
Alberta

Welcome to Lot 5090 at Gleniffer Lake Resort – your turnkey, move-in-ready lake retreat! Gleniffer Lake Resort is a gated, beautifully maintained community offering a pristine par 36 9-hole golf course, indoor and outdoor pools, hot tubs, a fitness center, clubhouse, on-site dining, an active social calendar for all ages and a private marina with boat slips. Whether you’re relaxing poolside, enjoying the beach, or cruising the resort in your golf cart, this community is designed for leisure and family fun year-round. Lot 5090 features a 1-bedroom park model with a stick-built, insulated addition, seamlessly connected by a large opening for easy flow between spaces. The multi-purpose front living room transforms into a private guest bedroom with its own TV and electric fireplace, and all three sofas convert to beds, accommodating up to 10 guests comfortably. Step outside to a fully landscaped, irregularly shaped oversized yard with easy-care perennials, a fenced rear area for your furry friend, and a south-facing backyard perfect for sunny afternoons. Relax on the front deck with seating for two, or head to the rear deck, complete with artificial turf, a fire table, cantilevered umbrella, and cozy woven chairs. A second shed is fully stocked with everything you need to care for the lush grass and gardens. The property includes two gas-powered golf carts – one styled like a



red Cadillac for standout resort cruising and an asphalt driveway with parking for two vehicles and two carts. A charming bunkie with a queen bed, ceiling fan, opening windows and ample storage awaits visiting family and friends. Additional features include a coffee station with wine fridge, propane BBQ under a gazebo, metal roof, fibre optics connectivity, washer/dryer plumbing, and a leased propane tank. Just pack your clothes and food lake life starts here at Gleniffer Lake Resort!

Built in 2009

Essential Information

MLS® #	A2204052
Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	733
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Recreational
Style	Park Model
Status	Active

Community Information

Address	5090, 35468 Range Road 30
Subdivision	Gleniffer Lake
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0M3

Amenities

Amenities Fitness Center, Golf Course, Park, Parking, Recreation Room, Snow Removal, Trash, Visitor Parking, Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Indoor Pool, Outdoor Pool, Playground,

Racquet Courts, RV/Boat Storage, Secured Parking, Spa/Hot Tub
Parking Spaces 3
Parking Parking Pad, Off Street

Interior

Interior Features Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vinyl Windows, Bar, Laminate Counters
Appliances Bar Fridge, Central Air Conditioner, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Water Heater, Wine Refrigerator
Heating Central, Fireplace(s)
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Electric

Exterior

Exterior Features Barbecue, Garden
Lot Description Front Yard, Landscaped, Garden, Greenbelt, Interior Lot, Lawn
Roof Asphalt Shingle
Construction Vinyl Siding

Additional Information

Date Listed March 23rd, 2025
Days on Market 31
Zoning R-7

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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.