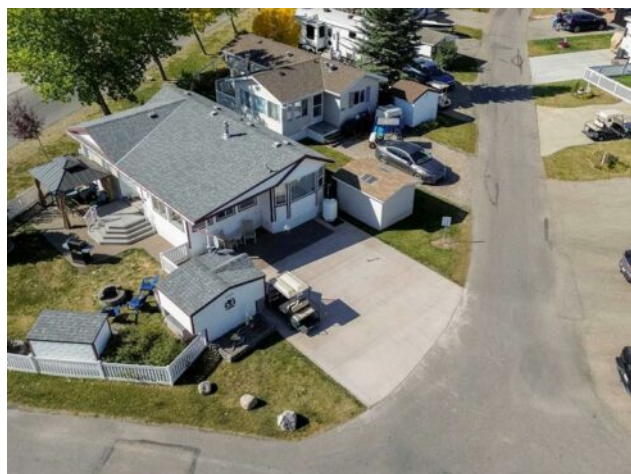


3044, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2260036



**\$350,000**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Gleniffer Lake                                                               |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                               |               |                   |
| <b>Style:</b>    | Modular Home                                                                 |               |                   |
| <b>Size:</b>     | 991 sq.ft.                                                                   | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2                                                                            | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad                                                      |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Lawn, No Neighbours |               |                   |

|                    |                                                                                     |                   |               |
|--------------------|-------------------------------------------------------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | Forced Air                                                                          | <b>Water:</b>     | Private       |
| <b>Floors:</b>     | Carpet, Linoleum                                                                    | <b>Sewer:</b>     | Private Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                     | <b>Condo Fee:</b> | \$ 365        |
| <b>Basement:</b>   | None                                                                                | <b>LLD:</b>       | 25-35-3-W5    |
| <b>Exterior:</b>   | Vinyl Siding                                                                        | <b>Zoning:</b>    | R-7           |
| <b>Foundation:</b> | Block, Piling(s)                                                                    | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Laminate Counters, Track Lighting, Vinyl Windows |                   |               |

**Inclusions:** golf cart & charger, gazebo, shed, wood shed & wood, 3 garden boxes, 3 blue Adirondack chairs, 2 outdoor stacking chairs & small table, gardening equipment and pots, umbrella, BBQ, firepit, all indoor furnishings (except as noted), small appliances, all kitchenware (except as noted), windowcoverings, linens & bedspreads, towels, stacked washer/dryer, dishwasher, microwave, propane stove, fridge, indoor propane fireplace

Welcome to Lot 3044 at Gleniffer Lake Resort. This custom Dickson Creek modular home is ideally located on a large corner lot within walking distance of all the resort amenities and designed for comfortable four-season living. The open concept layout is bright and welcoming with plenty of natural light, a propane fireplace in the living room, and a spacious dining area. There are two large bedrooms, a four-piece bathroom, and a two-piece bathroom, making it a practical retreat for family and guests. The home is solidly built with central heating and cooling. Recent upgrades completed in 2023 and 2025 include a new concrete drive pad, poured concrete sidewalk from drive pad to front steps, rebuilt porch and steps, exposed aggregate patio with gazebo and interchangeable fabric and screen curtains, new toilets, new carbon monoxide detectors, and a furnace service with new filters and full duct cleaning. The property is fully equipped with six appliances including stove, refrigerator, dishwasher, microwave hood fan, and stacked washer and dryer, plus extras such as a king bed with dresser and nightstands, window coverings, large shed, wood shed, storage boxes, and a Club Car golf cart with new batteries. Outdoor living is easy with a wood-burning firepit, generous patio space, and a central location that makes 3044 a perfect home base. Gleniffer Lake Resort offers a 9-hole golf course, indoor and outdoor pools, hot tubs, fitness centre, clubhouse with dining, private marina, sandy beaches, walking paths, and year-round activities - all just a short drive from Calgary or Edmonton.