



**2010, 35468 Range Road 30 , Rural Red Deer County, Alberta - \$265,000**



Main Photo

## Property Description

Located in a gated, four-season resort community, Gleniffer Lake Resort offers a 36 par 9-hole golf course, marina, indoor and outdoor pools, hot tubs, fitness centre, pickleball courts, restaurant, and clubhouse.

Centrally located within the resort and just a short walk or ride to all amenities, this charming 2-bedroom unit backs onto the 7th hole and is bordered by green space on one side for added privacy. The primary bedroom features a queen bed with generous storage, while the second bedroom includes a queen with a single bunk above. The bay-windowed dining area seats four comfortably, and the kitchen boasts a 4-burner gas stove, microwave, full-size dishwasher, double sink and large pantry. A spacious 4-piece bath

with a 3-way mirror adds comfort and convenience. The largest hall closet is plumbed and waiting for you to add your own washer/dryer or you can use the coin operated laundry at the clubhouse and get it all done at once.

The sunroom addition offers a flexible space to lounge or entertain, while the covered rear deck provides a private vantage point to watch golfers pass by. The fully fenced yard is ideal for pets or kids, and the low-maintenance landscaping lets you spend more time enjoying the resort.

Extras include: all indoor and outdoor furnishings, kitchenware, all draperies, central vacuum with attachments, bunkhouse for extra guests, a shed for storage, BBQ, lawnmower, and a golf cart. Plumbed for a washer/dryer and offering ample parking for two vehicles plus cart(s), this turn-key property is ready for you to move in and relax tomorrow.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Coldwell Banker Ontrack Realty*



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