

# \$321,000 - 5097, 35468 Range Road 30, Rural Red Deer County

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MLS® #A2212763

**\$321,000**

2 Bedroom, 1.00 Bathroom, 962 sqft  
Residential on 0.07 Acres

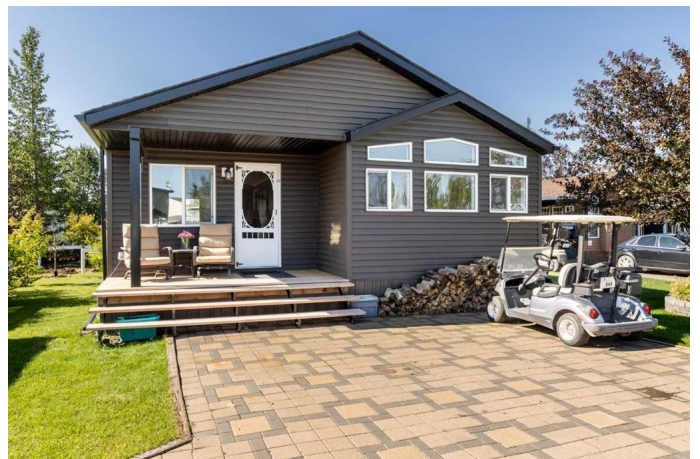
Gleniffer Lake, Rural Red Deer County,  
Alberta

This charming four season manufactured 2x6 home offers a relaxed, low-maintenance lifestyle ideal for downsizers or weekenders who want to make the most of lake life. With 2 Bedrooms, 1 Bathroom, and a bonus Bunk House for extra guests, there's space for family and friends to join the fun.

The Living Room feels incredibly open with high ceilings, triple-pane windows, and a cozy wood-burning stove—perfect for cool evenings and gathering after a day of fun at the lake. The Kitchen is both functional and bright, featuring plenty of counter space, stainless steel appliances (with gas stove), tile backsplash, and large windows overlooking the front yard.

Enjoy mature landscaping with lilacs, roses, and a double-flowering plum, plus seeded native grass for easy care. The back Sun Deck is a great spot for morning coffee, while the large green space out front provides room for lawn games, weekend socializing, and extra parking for guests.

Located in a family-friendly neighborhood with other weekenders and lake-goers—your kids or grandkids will have instant playmates, and you'll love the sense of community.



As a resident, youâ€™ll have access to resort-style amenities, including a 13,000 sq.ft. Clubhouse with a licensed restaurant, fitness facilities, games room, indoor/outdoor heated pools, hot tubs, showers, and laundry. Enjoy a challenging 9-hole golf course, private gated marina, sandy beach with nearly 5,000 feet of shoreline, tennis and pickleball courts, basketball and beach volleyball, a general store, playgrounds, an off-leash dog area, and year-round opportunities for boating, swimming, and fishingâ€”plus even more recreation for every lifestyle.

Whether you're downsizing and want low maintenance year-round living or seeking a weekend retreat, this affordable and practical property offers the best of laid-back lake life without the upkeep.

Built in 2007

### **Essential Information**

MLS® #	A2212763
Price	\$321,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	962
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	5097, 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, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Parking, Playground, Park, Racquet Courts, Recreation Room, RV/Boat Storage, Spa/Hot Tub, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Built-in Features, High Ceilings, Pantry, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Storage
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	April 30th, 2025
Days on Market	131
Zoning	R-7

### Listing Details

Listing Office	RE/MAX real estate central alberta
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