

\$350,000 - 3044, 35468 Range Road 30, Rural Red Deer County

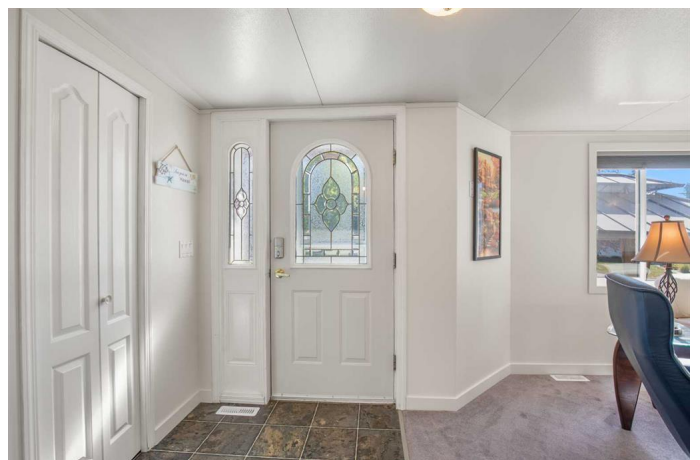
MLS® #A2260036

\$350,000

2 Bedroom, 2.00 Bathroom, 991 sqft
Residential on 0.08 Acres

Gleniffer Lake, Rural Red Deer County,
Alberta

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.

Built in 2000

Essential Information

MLS® #	A2260036
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	991
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	3044, 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, Dog Park, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Park, Playground, Racquet Courts, Recreation Room, RV/Boat Storage, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	3

Parking	Off Street, Parking Pad
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
Basement	None

Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Corner Lot, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Piling(s)

Additional Information

Date Listed	September 25th, 2025
Days on Market	40
Zoning	R-7

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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