

# **\$419,900 - 4063, 35468 Range Road 30, Rural Red Deer County**

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MLS® #A2215212

**\$419,900**

2 Bedroom, 1.00 Bathroom, 976 sqft  
Residential on 0.06 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

This charming bungalow at Gleniffer Lake combines stunning upgrades with a serene lakeside lifestyle. The home boasts a beautiful stucco exterior and gleaming hardwood floors, showcasing pride of ownership from its long-term owners since 2006. The property sits on a nicely landscaped corner lot, featuring vibrant flower beds and a powered bunk house that accommodates 2-3 people, along with an outdoor shed, a propane pig with a direct line to the BBQ, a covered front verandah, and a spacious back deck with glass railings. Inside, the well-appointed kitchen is a highlight, featuring granite countertops, oak cabinetry, a walk-in corner pantry, a breakfast bar, upgraded stainless steel appliances, and a gas stove. The bathroom is equally luxurious, offering a jetted soaker tub, a separate shower, granite counters, and tile flooring. Additional amenities include a gas fireplace, built-in vacuum with toe sweep, phantom screens on both doors, four ceiling fans, upgraded lighting, 3 1/4" baseboards, a 4' insulated crawl space, and blow-in insulation in the attic. This home offers the perfect blend of comfort, style, and functionality, making it an ideal retreat for those seeking the tranquil beauty of Gleniffer Lake. With quick possession available, you can soon enjoy all the luxuries this stunning property has to offer.



Built in 2005

## Essential Information

MLS® #	A2215212
Price	\$419,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	976
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	4063, 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, Fitness Center, Visitor Parking, Coin Laundry, Golf Course, Indoor Pool, Outdoor Pool, Playground, Spa/Hot Tub
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Jetted Tub
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces                      Living Room, Propane  
Basement                      None

**Exterior**

Exterior Features      Other  
Lot Description      Corner Lot, Landscaped, Lawn  
Roof                      Asphalt Shingle  
Construction              Wood Frame  
Foundation              See Remarks



**Additional Information**

Date Listed                      April 29th, 2025  
Zoning                          R7

**Listing Details**

Listing Office                      Real Broker

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