

# \$409,900 - 4063, 35468 Range Road 30, Rural Red Deer County

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MLS® #A2215212

**\$409,900**

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

Gleniffer Lake, Rural Red Deer County,  
Alberta

This meticulous bungalow sits on a beautifully landscaped corner lot in Phase 4 in the community of Gleniffer Lake. Built with a solid poured concrete foundation and durable stucco exterior, the home has been well cared for by the same owners since 2006. Inside, you'll find a bright, open layout with a vaulted ceiling, hardwood flooring, a gas fireplace, and numerous upgrades throughout. The kitchen features granite countertops, oak cabinets, a walk-in pantry, breakfast bar, gas stove, and stainless steel appliances. The bathroom includes a jetted tub, separate shower, granite counters, and tile floors. Other features include a built-in vacuum system with a toe-kick sweep, phantom screen doors, four ceiling fans, upgraded lighting, and added insulation in both the crawl space and attic. Outside, the yard is neat and tidy with flower beds, a powered bunkhouse that sleeps 2â€™3, a storage shed, and a propane hookup for your BBQ. Thereâ€™s a covered front porch and a back deck with glass railings for outdoor relaxing. Available for quick possession, this home is a perfect option for anyone looking to enjoy all that Gleniffer Lake has to offer.

Built in 2005

## Essential Information



|                |              |
|----------------|--------------|
| MLS® #         | A2215212     |
| Price          | \$409,900    |
| 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      | Clubhouse, Fitness Center, Visitor Parking, Beach Access, Boating, 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   |
| Has Basement      | Yes  |

Basement Full, Crawl Space

Exterior

Exterior Features Other  
Lot Description Landscaped, Lawn, Corner L  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete



Additional Information

Date Listed April 29th, 2025  
Days on Market 104  
Zoning R7

Listing Details

Listing Office Real Broker

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