

# \$225,000 - 3039, 35468 Range Road 30, Rural Red Deer County

MLS® #A2226496

**\$225,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.07 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

Got a big family or a crowd of friends who love to visit your happy place? Lot 3039 in Phase 3 at Gleniffer Lake Resort could be the perfect fit. This extra-wide, pie-shaped lot features a stunning 39.4' fifth wheel, connected to a 20'x9' deck and a beautifully finished 23'x14' sunroom via a covered breezeway offering versatile, comfortable living space that easily sleeps 10. Inside the 2019 Keystone Cougar 368MBI fifth wheel, youâ€™ll find a master retreat with a queen bed, dual mirrored closets, a 32" TV and a washer/dryer combo tucked into the rear closet. The mid-bunk room doubles as an office or den with a sleeper sofa, plenty of storage, and its own TVâ€™topped by a cozy loft that sleeps two more. The kitchen impresses with a gourmet island and double sink, a 12 cu. ft. 4-door fridge/freezer, 3-burner propane stove, and a 30" microwave. Relax in the living room with dual theatre recliners, a sleeper sofa, 50" TV, and fireplace - ideal for cool lake nights. Enjoy cutting-edge comfort with IN-Command Smart automation for remote climate, lighting, and system controls, plus Climate Guard Protection and heated pass-through basement storage. Step outside to a breezeway-shaded deck with glass railings, stylish outdoor furniture, and built-in planters. The 2x6 insulated sunroom adds even more year-round living space, finished in luxury vinyl plank and



shiplap, with another sleeper sofa for guests. An 8'x10' shed with freezer and a lush green yard with firepit seating make outdoor hosting a joy. Gleniffer Lake Resort itself is packed with first-class amenities: boating, fishing, and water sports on crystal-clear Gleniffer Lake; indoor and outdoor pools; hot tubs; tennis and pickleball courts; playgrounds; and a welcoming community vibe with regular events and clubs. Golfers will love the full 9-hole course, 3-par course, and practice areas including disc golf. Whether youâ€™re dreaming of weekends at the lake or a full-time escape, Lot 3039 delivers big on space, style, and resort living. Donâ€™t miss this one-of-a-kind opportunity to own a lake retreat where everyone can make memories together.

**Essential Information**

MLS® #	A2226496
Price	\$225,000
Bathrooms	0.00
Acres	0.07
Type	Land
Sub-Type	Residential Land
Status	Active

**Community Information**

Address	3039, 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, Colf Course, Indoor Pool, Outdoor Pool, Park, Parking, Playground, Racquet Courts, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking
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## **Additional Information**

Date Listed	May 31st, 2025
Days on Market	26
Zoning	R-7

## **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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