



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5045, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2307619



\$167,400

Division: Whispering Pines

Lot Size: 0.07 Acre

Lot Feat: Gazebo, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscaping

By Town: Penhold

LLD: 13-36-25-W4

Zoning: R-7

Water: Co-operative

Sewer: Shared Septic

Utilities: Natural Gas, See Remarks, Sewer, Water

Picture perfect lot with access to a lake & golf course suited for a reverse walk out home! ACT fast before the owner changes their mind and builds themselves a home and stays! This precious GEM is located in Phase 5. You are welcome to build your dream, retirement retreat, or vacation getaway home in this gated golf community in Whispering Pines located on Pine Lake in Alberta. Only 1-1/2 hours away from both Calgary or Edmonton and only 35 minutes from Red Deer. This beautiful community's homes & lots are located on the 18-hole, beautifully manicured green grounds of a golf course. Features here include: golf, boating, fishing, swimming, surfing, paddle boarding, kayaking, ice fishing, and skating. Amenities include the golf course, driving range, pro-shop, clubhouse, indoor pool, hot tub, marina, gym, shower & change rooms, laundry, and a restaurant & lounge with an outdoor terrace overlooking lake! There are community gardens, a fire pit, a play park, and a pickleball court. Management and residents schedule monthly community events for all ages! Jump in your golf cart to the small neighboring store for an ice cream or take a ride to the Friday afternoon summer farmers market. A prime lot with lake view. Imagine sitting on your deck, enjoying the sun & a drink as you watch the golfers play. You can golf in the morning and enjoy the lake in the afternoon. This property is a bare land condo. The fees include water, sewer, garbage, grass maintenance. Enjoy spending time in the winter or summer in this wonderful lake community as much or as little as you want. With its incredible affordability and convenience, it is no wonder it is becoming such an unbelievable building and retirement hotspot!! We have a great mix of ages and living choices here. Want a permanent place to call home for the RV without the hassle of constantly booking a spot, packing, & hooking up? We have it here! Year round - deep water services and no building commitment! Buy now, enjoy now, build your dream/retirement home later! Amenities are already in place, so there are no hidden expenses and a healthy reserve fund-it has been well run & maintained for years. You just won't find another Community in Alberta like this!