



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

202, 36214 Range Road 250
Rural Red Deer County, Alberta

MLS # A2318281



\$769,900

Division:	Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,028 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
Lot Size:	0.59 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Holding Tank, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-36-25-W4
Exterior:	Stucco, Wood Frame	Zoning:	R-6
Foundation:	Preserved Wood	Utilities:	Natural Gas, Electricity Paid For, Garbage Collection,
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Basement: Fridge, stove, hood fan, stand-up freezer, Sheds (5)

Welcome to your Pine Lake dream property—an impeccably maintained, original-owner bungalow offering over 3,500 sq. ft. of developed living space on a beautifully manicured and fully fenced .41 Acre lot just steps from the lake. Whether you're searching for a year-round residence, retirement retreat, or recreational getaway, this turn-key property delivers the perfect blend of comfort, convenience, and lifestyle. The expansive bungalow features 3 bedrooms, 3 bathrooms, large windows with east, south, and west exposures, a partial lake view, upgraded window coverings throughout, central air conditioning, and a bright 3-season sunroom with heat, as well as a covered deck. The thoughtfully updated kitchen is the heart of the home, showcasing granite countertops, a central island, ample cabinetry, and generous prep space for family gatherings and entertaining. The spacious main-floor layout also includes a large entry, a generous dining room area, and a welcoming living room with a fireplace, as well as a breezeway connecting the home to the heated double attached garage, along with the convenience of main-floor laundry. The primary retreat offers a spacious walk-in closet and a well-appointed 5-piece ensuite. The fully developed basement provides even more functional living space with in-floor heat, a secondary kitchen area, and plenty of room for extended family, hobbies, or entertaining. Step outside and enjoy the meticulously maintained grounds featuring mature trees, irrigation, raised garden beds, five storage sheds, trailer parking, a paved driveway, covered south-facing deck, and a combination of chain-link and ornamental fencing. Pride of ownership is evident throughout every inch of this remarkable property. Located on a county-maintained road with school bus service, you'll enjoy the benefits of a welcoming community

made up of both year-round and recreational property owners. County lake access is just a 2-minute walk away, while the public boat launch is approximately 10 minutes from your doorstep. Directly across the lake you'll find the renowned Whispering Pines Golf & Country Club, featuring an acclaimed 18-hole golf course and year-round restaurant. The Ghost Pine General Store and gas station are only 10 minutes away, Red Deer is approximately 20 minutes, and both Calgary and Edmonton are within 1.5 hours. Pine Lake offers a true four-season lifestyle with boating, fishing, paddleboarding, swimming, watersports, golf, camping, ice fishing, skating, sledding, and countless opportunities to enjoy the outdoors. Properties of this caliber, location, and condition rarely come available. Experience the best of Central Alberta lake living with all the comforts of home.