



GRASSROOTS

REALTY GROUP

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**6097, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2319241



\$164,000

Division: Whispering Pines

Lot Size: 0.08 Acre

Lot Feat: -

By Town: Penhold

LLD: 13-36-25-W4

Zoning: R-7

Water: Public

Sewer: -

Utilities: -

Enjoy the ultimate lake lifestyle at Whispering Pines Golf & Country Club Resort, one of Central Alberta's premier gated lake and golf communities, just 30 minutes south of Red Deer and within easy reach of Calgary and Edmonton. This turnkey recreation lot is fully developed and ready to enjoy. Relax on the large elevated deck with lake views or gather under the covered lean-to, creating comfortable outdoor living in any weather. An upper-level seating area at the rear of the lot provides additional space to unwind. Included is a well-maintained 2015 Heartland Elkrige fifth wheel featuring 2 bedrooms and 2 bathrooms, along with all furnishings and household essentials. A 2012 golf cart with new batteries are also included. Condo fees of \$202.50 /month cover water, sewer, garbage, lawn care, snow removal, professional management, and reserve fund contributions. Resort amenities include an indoor pool, hot tub, fitness centre, pickleball and volleyball courts, playgrounds, community gathering spaces, private sandy beach, marina, walking trails, and garden plots. Golf enthusiasts will appreciate the 18-hole course, clubhouse, and restaurant, while winter activities include skating, ice fishing, and cross-country skiing. Fully furnished and move-in ready, with future flexibility for a park model or custom home build. Just arrive and start enjoying everything resort living has to offer.