



**6091, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2323443

\$235,000



Division:	Whispering Pines		
Type:	Residential/House		
Style:	Park Model		
Size:	532 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lake, Landscaped, Lawn, Level, No Back		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public, Shared Well
Floors:	Vinyl, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 198
Basement:	None	LLD:	13-36-25-W4
Exterior:	Wood Frame	Zoning:	R7
Foundation:	Block	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: BBQ, Outdoor couch set, Storage shed, Deck, Smaller kitchen appliances, and all indoor furniture at the time of showing.

Modern lake life living, offering a turn-key opportunity to kick back and relax in this 2021 Forest River Park model, situated on a corner lot just off the 6th tee box of Whispering Pines golf course. Once an early-bird home lottery prize, this cozy & stylish unit offers 2 bedrooms of which a spacious primary with great storage options & a bunk room for the kids. A nice 4 pc bath just off the hallway, while leading out into a open concept style blended living, dining and kitchen space with high ceilings a ceiling fan to circulate the air. The kitchen has a variety of cabinet space options, and modern stainless appliances fill the kitchen with a large double door fridge, a gas range and built in microwave. The portable island unit provides versatility to fit your needs. A smart WIFI connected thermostat is in place for monitoring while away or heating up or cooling down before you arrive, as needed, with a central A/C and smart WIFI connected portable AC, for the warmer days. The southeast exposure deck distantly overlooks the lake, and the view cascading over the 6, 7 & 8th holes from the yard space. Lake and beach access through phase 2 of the resort, golf on the 18-hole championship course, and indulge in the community amenities of the indoor pool, hot tub and gym facilities, as well as a pickleball court, beach volleyball court and jungle gym in the park across from the clubhouse. Pine Lake has a great community spirit and loads of fun events and activities to be a part of. Just an hour and twenty away from Calgary and an hour and forty minutes from Edmonton, lake life is here, and summer fun is at your fingertips in this beautiful, stylish, well-cared-for property!!