



GRASSROOTS
REALTY GROUP

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5022, 25054 South Pine Lake Road
Rural Red Deer County, Alberta

MLS # A2336775



\$399,000

Division:	Whispering Pines		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,323 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air
Floors:	Ceramic Tile, Wood
Roof:	Metal
Basement:	Crawl Space
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Soaking Tub, Vaulted Ceiling(s)

Water:	Public
Sewer:	Public Sewer
Condo Fee:	\$ 203
LLD:	13-36-25-W4
Zoning:	R-7
Utilities:	-

Inclusions: Fridge, Gas Stove, Dishwasher, Washer, Dryer, Microwave Hood Fan, Shed

If spending more time doing the things you enjoy sounds like your kind of lifestyle, this 1,322 Sq.Ft. 4-season home in Phase 5 of Whispering Pines Golf & Country Club Resort offers the chance to make that lifestyle a reality. With 2 Bedrooms, 2 Bathrooms, a comfortable layout, and a beautiful setting, this property could be your weekend getaway or your full time home. Whether you're ready to slow things down, spend more time on the golf course, or simply enjoy having the lake outside your door, this is an ideal option for retirement, semi-retirement, or a year-round retreat. The main floor is bright and inviting, with vaulted ceilings, hardwood floors, a gas fireplace, and an abundance of large windows that bring in plenty of natural light. Both a Living Room and Family Room provide space to relax, entertain, or settle in with a good book by the fire. The Kitchen is well laid out with stainless steel appliances and a gas stove, making it equally suited to everyday meals or hosting friends and family. A Bedroom and 4 Piece Bathroom complete the main floor. Upstairs, the entire second level is dedicated to the Primary Suite, creating a private retreat all your own. The spacious setting includes a 3 Piece Ensuite with a soaker tub, making this a wonderful place to unwind and recharge at the end of the day. Life at Whispering Pines is about much more than the home itself. Spend summer days out on the water, play a round on the 18-hole golf course, meet friends for dinner or drinks at the Clubhouse, or enjoy the Fitness Centre, Indoor Pool and Hot Tub. Condo fees are an affordable \$202.50 per month and include professional management, grounds maintenance, reserve fund contributions, sewer, trash, water, and snow removal. Located approximately 28 minutes from Red Deer's Gasoline Alley, you can enjoy the relaxed pace of lake and resort living

without giving up convenient access to shopping, services, and the city attractions. This is a place where morning coffee feels peaceful, afternoons can be spent on the lake or playing a round of golf, and you get to come home to a lifestyle built around the way you truly want to live.