



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3004, 25074 South Pine Lake Road
Rural Red Deer County, Alberta

MLS # A2340364

\$149,900

Division:	Whispering Pines		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	515 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind,		

Heating:	Forced Air, Propane	Water:	Public
Floors:	Carpet	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	12-36-25-W4
Exterior:	Vinyl Siding	Zoning:	R-7
Foundation:	Other	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Fridge, stove, microhood, washer/dryer stacked, outdoor furniture, shed, all indoor furniture and decor items, propane tank, ac, household items

More time on the deck. Less time getting ready for the weekend. This beautifully maintained park model at Whispering Pines is being sold turnkey, with furniture, patio furniture and dishes included…so you can settle in and start enjoying life at Pine Lake. The huge west-facing deck is a standout, with plenty of room to dine, lounge and gather with friends. A pergola and sunshades make the afternoon sun more comfortable, extending your living space outdoors where lake days are best spent. A large storage shed provides room for outdoor essentials, while the generous parking pad is a valuable bonus in a community where parking can be limited. Inside, the well-planned layout offers a front Living Room with large windows, gas fireplace, and hide a bed for extra sleeping options. A nicely sized Kitchen with stainless steel appliances, and an adjoining Dining Area. The large Bedroom has excellent storage, while the spacious rear Bathroom offers a tub/shower, Laundry and plenty of cupboards. Air Conditioning adds summer comfort. Previous upgrades (2019) include shingles, an insulation package with a foil-insulated belly bag, new driveway, new eavestroughs. Located in Phase 3 of this 175-acre gated community, Lot 3004 is within easy walking distance of the water, Clubhouse and many resort amenities. An indoor pool and hot tub, fitness facilities, an 18-hole Golf Course, driving range, restaurant, lounge and patio, playground, sport courts and marina offer plenty of ways to spend your days. Pine Lake brings opportunities for winter recreation too, from ice fishing to skating when conditions permit. Whether your ideal day is active or entirely unhurried, this property makes it easy to enjoy your time at the lake.