



GRASSROOTS
REALTY GROUP

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3076, 25074 South Pine Lake Road
Rural Red Deer County, Alberta

MLS # A2343465



\$184,900

Division:	Whispering Pines		
Type:	Residential/Other		
Style:	Bungalow		
Size:	595 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gazebo, L		

Heating:	Central, Forced Air, Natural Gas	Water:	Private, See Remarks, Shared Well
Floors:	Laminate	Sewer:	Other, Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	12-36-25-W4
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-7
Foundation:	Piling(s)	Utilities:	Electricity, Natural Gas, Garbage Collection, Other, Se
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: Washer & Dryer Stacked in shed drained outside shed , All window coverings, shed, fire pit, water filtration, TV bracket x2,

Welcome to #3076, 25074 South Pine Lake Road at Whispering Pines Golf & Country Club Resort! Offered at \$184,900, this beautifully renovated 4-season park model in Phase 3 offers an affordable opportunity to enjoy lake life at Pine Lake. Extensively updated inside, this unit has been finished with drywall throughout and features an inviting open-concept floor plan with a completely renovated kitchen, newer cabinets, newer appliances, movable island and pantry/storage space. The living room is bright and comfortable with a sliding patio door leading directly onto the large attached deck and gazebo, creating a wonderful extension of the indoor living space during the warmer months. The spacious primary bedroom features attractive sliding closet doors, while the beautifully renovated bathroom offers a soaker tub with shower, a new vanity, a toilet, and convenient built-in wall storage. A furnace provides comfortable 4-season use, and the owner recently invested approximately \$3,500 to connect natural gas directly to the park model. Vinyl windows, asphalt shingles and exterior siding complete the home. Outside is where this property really shines! Enjoy the large attached deck and gazebo, patio area, firepit and a small garden space tucked beside the park model behind the deck. The open green space behind and along the south side gives the property a spacious feel and provides plenty of room to relax and enjoy your surroundings. There is also a convenient parking pad for a golf cart. A storage shed provides additional space and houses a stackable washer and dryer that the current owner added. The washer and dryer are supplied by an exterior water connection and are not permanently plumbed, so the system requires winterization. Even with the laundry area, there is still plenty of room in the shed for additional storage. Appliances, the storage shed, attached deck,

gazebo and patio furniture are included. Whispering Pines is a gated lake and golf resort community offering an incredible recreational lifestyle. Owners can enjoy the 18-hole golf course, private beach, marina and boat launch, indoor swimming pool and hot tub, fitness facilities, playgrounds, pickleball and other recreational amenities. The resort also features a clubhouse and restaurant, making it easy to enjoy your days without leaving the community. Whether you're searching for a weekend retreat, summer getaway or 4-season recreational property, this beautifully renovated park model is ready for you to move in and start enjoying everything Whispering Pines and Pine Lake have to offer!