



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2042, 25054 South Pine Lake Road  
Rural Red Deer County, Alberta

MLS # A2345364



**\$213,900**

|           |                                                                                |        |                   |
|-----------|--------------------------------------------------------------------------------|--------|-------------------|
| Division: | Whispering Pines                                                               |        |                   |
| Type:     | Residential/Manufactured House                                                 |        |                   |
| Style:    | Park Model                                                                     |        |                   |
| Size:     | 535 sq.ft.                                                                     | Age:   | 2004 (22 yrs old) |
| Beds:     | 2                                                                              | Baths: | 1                 |
| Garage:   | Off Street, Parking Pad                                                        |        |                   |
| Lot Size: | 0.06 Acre                                                                      |        |                   |
| Lot Feat: | Close to Clubhouse, Few Trees, Front Yard, Interior Lot, Lawn, Level, Street L |        |                   |

|             |                                                                                          |            |                                                       |
|-------------|------------------------------------------------------------------------------------------|------------|-------------------------------------------------------|
| Heating:    | Forced Air                                                                               | Water:     | Public, Shared Well                                   |
| Floors:     | Vinyl Plank                                                                              | Sewer:     | Public Sewer                                          |
| Roof:       | Asphalt Shingle                                                                          | Condo Fee: | \$ 258                                                |
| Basement:   | None                                                                                     | LLD:       | 12-36-25-W4                                           |
| Exterior:   | Vinyl Siding, Wood Frame                                                                 | Zoning:    | R7                                                    |
| Foundation: | Piling(s), Wood                                                                          | Utilities: | Electricity Connected, Natural Gas Connected, Fiber C |
| Features:   | Ceiling Fan(s), No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows |            |                                                       |

**Inclusions:** Portable AC units

Welcome to phase 2 of Whispering Pines Resort!! This lovely property has been meticulously maintained and cared for. Tastefully designs and functional layout throughout provide a cozy and welcoming space. Turn key ready to put your personal touches on. Currently set up for 1 bedroom and a second temporary bedroom space with a privacy slider for guests or kids space. The kitchen has great cabinet storage, a gas stove and sit up breakfast bar style counter. The 4pc. bath has high counters and lots of extra storage space. The master suite features a queen bed and lots of closet and additional storage. From the living room space access to a partially covered patio space offers retreat from the sunny summer days and privacy screens to enjoy the space on less favourable days by a fire table if desired. A ground level patio transitions to the yard space with a 8X8 storage shed. Numerous updates include: Hot Water Tank 2025, Fridge 2025, Flooring 2023, Window Coverings Replaced 2023, New Kitchen Light Fixture, New Kitchen and bathroom faucets, Furnace serviced in 2025 Window Coverings Replaced 2023, New Kitchen Light Fixture, New Kitchen and bathroom faucet's, 2023, Furnace serviced in 2025. Situated just steps to the beach access, marina, indoor pool and hot tub, gym and laundry facilities. Enjoy the view on the patio of the Pines restaurant open typically, Easter to Thanksgiving weekends. If golf is your passion then challenge the 18 hole championship golf course located right across the access road outfitted with driving range and putting green to hone your skills!! Further amenities include a beach volleyball court, play park, community fire pit with picnic tables, and a Pickleball court, as well as a community garden with plots available for rent. Life at the lake is complete at this perfectly set up home!! Just 25 mins from Red Deer, 1 hour and 20

minutes from Calgary and 1 hour and 40 minutes from Edmonton. Unit 2042 at Pine Lake could be your personal oasis!!