



GRASSROOTS
REALTY GROUP

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**6094, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2346584



\$85,000

Division: Whispering Pines

Lot Size: 0.07 Acre

Lot Feat: -

By Town: Penhold

LLD: 13-36-25-W4

Zoning: R-7

Water: Co-operative

Sewer: -

Utilities: -

A beautiful lot with a lot to offer! Located in Phase 6 of Whispering Pines at Pine Lake, this property is within walking distance to nearly all resort amenities and puts you right at the center of the action. Whether you're looking for a summer retreat, a year-round getaway or a future build site, this immaculate lot is ready to enjoy. Life at the lake is both relaxing and full of activity. In summer, go boating, swimming, golfing, fishing or hiking. In winter, enjoy ice fishing, skating, snowshoeing or cross-country skiing on the lake and trails. The gated resort community offers amenities for all ages, including an indoor heated pool and hot tub, fitness centre (open year-round), 18-hole golf course with pro shop, clubhouse, restaurant, lounge and patio with lake views, driving range, playground, sport courts, community gardens, laundry facilities, event hall, virtual golf in winter and even a snack shack. Fresh produce from local farmers is also available every Friday. For boaters, marina slips are available for seasonal rental (\$1,050, depending on location) from May to September. A crew is on site to help with boat lifts and Pine Lake is the only option where your lift can remain on the beach through the winter if you own a lot. The lot itself is beautifully maintained and leveled, complete with a deck, landscaping, a storage shed for your extras and a double gravel parking pad. It backs directly onto the golf course, offering both scenery and recreation right outside your door. Large RVs and trailers are welcome and they may remain year-round (with restrictions on age less than 10 years old and size). Low insurance costs thanks to a nearby hydrant add peace of mind. Pets are welcome with board approval. RV and golf cart is available for sale as well for the additional cost. Lot price includes freshly re-stained Deck, gazebo and shed. Condo (bare land condo - you own the lot) fees include: water, sewer, garbage removal and grass maintenance (weed control excluded) access to pool, hot tub, laundry facilities and changing rooms with bathrooms, gate maintenance and inter road maintenance. Whispering Pines Phase 6 is professionally managed by MagnumYork Property Management, ensuring the community is well cared for and rules are followed. Some restrictions apply regarding building size and improvements, protecting the long-term value of your investment. Pets are welcome with approval. Short term rentals are approved. All of this is conveniently located just 35 minutes from Red Deer, with paved roads right to the resort. Post office boxes are now available onsite and the community continues to grow and thrive. All developer lots are SOLD OUT, and resale opportunities like this are becoming increasingly rare. With prices trending upward, this is an excellent time to secure your place at Pine Lake. Whether you enjoy it as-is or build your future home, this property offers the perfect blend of relaxation, recreation, and long-term value.