



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2035, 25054 South Pine Lake Road  
Rural Red Deer County, Alberta**

**MLS # A2215338**



**\$259,900**

<b>Division:</b>	Whispering Pines		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	636 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Few Trees, Lake, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 243
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R7
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	Cable Not, Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** BBQ, Wicker, couch, and chairs set with coffee table, firepit

Located in the highly desirable phase 2 of Whispering Pines. This inviting & cozy 4-Season lake home is extremely clean & well-kept, offers a stunning lake view & highlights year-round living! The property comes fully furnished inside and out, making it a perfect option to establish a short-term Airbnb rental to add to your portfolio!! The home features 2 bdrm primary with dual closets & built-in dresser, a 4pc. main bath, dine in kitchen with functional cabinet/storage space, gas stove, fridge w/ all small appliances included, and a bright open living room w/ hide-a-bed option, electric fireplace w/ TV stand & large bay window that pours in natural light, providing a relaxing view east over the lake. A spacious Arizona room w/ brand new additional bedroom space, gaining access to the east-facing deck with aluminum rail with glass inserts overlooking the lake. Bask in the eastern sunrises and southern warmth as the sun travels across the sky in your own personal oasis. Additional luxuries include window A/C centrally located w/ remote and 2 ceiling fans at each end of the house to move the cool air around, central vac with all attachments, and a brand new stacker style washer and dryer unit in the hallway closet, great storage spaces, and a vinyl garden shed large enough to store a golf cart. There is an option to relocate the garden shed to access covered carport-style parking, the parking stall asphalt has been outfitted with a fresh coat of sealant and protectant. An extra added security of a fully fenced gated compound. Literally just steps to the clubhouse that encompasses the proshop & Pines restaurant as well as all the condo amenities - members-only & their guests, laundry facilities, pool, hot tub, gym, change room, washrooms & showers. Access to the beach, playground, and marina is just down the hill at the waterfront. A championship 18-hole golf course, driving

range & putting green are conveniently located right across the street. Pine Lake is just a 25-minute drive to Red Deer, 80 minutes to Calgary, and 90 minutes to Edmonton. Lake life is calling, with a plethora of fun summer activities and great ice fishing, skating, cross-country skiing, snowmobiling & quadding on the lake in winter, your own personal paradise awaits!!