



GRASSROOTS
REALTY GROUP

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**2049, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2217039



\$239,900

Division:	Whispering Pines		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	552 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, F		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
Basement:	None	LLD:	12-36-25-W4
Exterior:	Wood Frame	Zoning:	R7
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	N/A		

The good life is the lake life!! Situated in phase 2 of Whispering Pines Resort, this stylish and functional park model offers 1 bdrm and a 4pc. bath combined w/ a spacious layout and a privacy screen that offers a separate sleep space for guests in the living room area. The Kitchen features a gas stove, BI microwave, refrigerator, garbage disposal, dishwasher, washer/dryer set & full-size 30gal. water heater tank. The 4pc. bath gains access to the primary suite through a Jack and Jill-style door. The covered deck offers an extra space for entertaining with a freestanding and BI BBQ outfitted with beautiful furniture, privacy screens, and two patio heaters. All furniture & electronics in the house are negotiable, and the two garden sheds are also included with the sale. Just a short walk to the gym pool, and hot tub as well as the Pines restaurant and golf course, boat slips available for rent from multiple marina options. Gated secure community, no grass to mow, and all kinds of activities to enjoy just steps away, join us this summer for all the fun!!