



**GRASSROOTS**  
REALTY GROUP

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**3064, 25074 South Pine Lake Road  
Rural Red Deer County, Alberta**

**MLS # A2228449**



**\$158,850**

<b>Division:</b>	Whispering Pines		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Park Model		
<b>Size:</b>	513 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Multiple Driveways, Parking Pad, Paved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped, Private		

<b>Heating:</b>	Central, Propane	<b>Water:</b>	Co-operative
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	None	<b>LLD:</b>	12-36-25-W4
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-7
<b>Foundation:</b>	None, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

**Inclusions:** Propane Gas Stove, Shed, Gazebo, Primary Bed & Mattress, Fire Pit, Shelving in Shed

Beautifully cared for Park Model in quiet phase 3—Turnkey & 4-Season Ready! Discover the perfect blend of style and comfort in this stunning 2-bedroom, 1-bathroom park model in Pine Lake. Built in 2004, this beautifully maintained home feels like new and is designed for year-round living. Located in Phase 3 of the Whispering Pines Resort, beautifully fully fenced and gated for security. Key Features: • Prime Location: Enjoy quiet time and privacy at the back • Stylish Outdoor Living: Spacious - freshly repainted deck, partially covered with a pergola that has roommate in the corner so please be careful, plus a shed with shelving for extra storage. • Bright open-concept floor plan with a cool aesthetic and decorative shelving above windows • Fully Equipped Kitchen: Breakfast bar and a propane stove for effortless cooking. • Cozy & Warm • Primary Suite: Built-in storage and a thoughtfully designed space. • 4-Piece Bathroom\* in suite laundry (newer machines). Functional and spacious • Turnkey & Move-In Ready! Do not miss this incredible opportunity to own a 4-season getaway in a prime location. Whether you are looking for a weekend retreat or a year-round home, this property offers comfort, style. Resort includes: an indoor heated swimming pool, hot tub, exercise/gym (open year-round!), changing rooms and bathrooms, pro shop at the clubhouse, 18 hole golf course, restaurant, lounge and patio with stunning views of the lake, driving range, playground, community gardens, sport courts, laundry facilities, event facility, snack shack, as well as fresh veggies and fruit from local farmers on Saturdays! Marina is available for rent at \$1050 plus for the season: May to September. There is a crew who helps with setting up your boat lifts as well as they can stay on the beach for those who own the lots. All of this is just 35 minutes

drive from Red Deer, 1.5 to Calgary and Edmonton! Enjoy the views of golf-course on summer days. Located at the quiet end of the road-perfect for relaxing after a long day of work. There is a double paved, parking spot for your vehicles to park. Condo fee includes water, sewer, garbage as well as gate and lawn maintenance except for weed control and clubhouse and pool access. Pets are welcome with approval. All located on the pavement, all set up and ready to move in. Great community to enjoy summer in!