



GRASSROOTS
REALTY GROUP

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**24, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2229405



\$145,000

Division: Sandy Cove

Lot Size: 0.06 Acre

Lot Feat: -

By Town: Red Deer

LLD: 12-36-25-W4

Zoning: DCD-3

Water: Co-operative

Sewer: -

Utilities: -

A Lot with an amazing lake view! A rare opportunity to purchase a fully serviced Lake Lot right on the Pine Lake! This beautiful place is in the Sandy Cove Beach Resort inside Whispering Pines Resort right on the lake. The Sandy Cove Resort features its own private beach. Lot #24 is a bare land condo situated in the 3rd. row/on the 3rd. lot from the south in the complex with paved county road on the west side and stunning lake view as it is elevated above row 2. One of the best choices in the Sandy Cove Resort development! You will love the unobstructed view of the lake. Your boat can be docked a short distance from your lot. Last year's dock fee was \$950; you can use a clean and groomed beach with clear water for swimming. Do you play golf? The Whispering Pines 18-hole Golf Course, which is one of the favorite Golf Courses that comes with stunning views of the lake. The Whispering Pines clubhouse and restaurant are just a block away. If you don't want to cook, you could enjoy the fresh meals prepared by the chef! Bring your golf cart, boat and the family and enjoy a summer of endless memories that you can make here ... children will love it as there are a lot of activities for them here! Someone is getting a deal on one of the most popular lakes in Central Alberta. Excellent fishing and watersports of all kinds. Only a 90-minute drive from Calgary and 35 minutes from Red Deer. Serviced for year-round use with power, sewer, and water right to your lot and the grass cut for you as well as road maintenance. Sandy Cove Beach Resort is one of the communities located close to the Golf Course. Some residents move around through this unique community in Golf Cards. Lots can be rented out and Park models are allowed with permit and approval of the board; some building restrictions are in place. There is a management company that overlooks the developments and is there to answer all your questions. This lot does not need any additional work, and it is just moving in ready. RV, deck, and gazebo are included in the asking price. RV will have a separate bill of sale that has to be drafted for it by the lawyer - RV valued at \$35000 if someone does not want it price will be adjusted.