



GRASSROOTS
REALTY GROUP

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

106, 36106C Range Road 250
Rural Red Deer County, Alberta

MLS # A2229715



\$799,900

Division:	Spruce Bay Resort		
Type:	Residential/House		
Style:	Bungalow		
Size:	722 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Close to Clubhouse, Lake, Waterfront		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Hardwood, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Siding	Zoning:	R6
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
-------------	-----

Tired of the city? Here's your chance to own a lakefront property in one of the best spots on Pine Lake. Whether you're looking for a full-time home or a weekend getaway, this walkout bungalow has everything you need to relax and enjoy lake life. You'll love the amazing elevated views of the water and the peaceful surroundings. The main floor has an open layout with a cozy living room, corner fireplace, center island in kitchen and ample cabinetry. The primary bedroom includes a 4-piece ensuite. Patio doors off the living room lead out to a covered deck where you can sit back and soak in the view. Downstairs, there's a second bedroom with garden doors, a den with a Murphy bed for extra guests, and a 3-piece bathroom. You'll also find a heated sunroom that's perfect for enjoying the lake, rain or shine. Outside, there's tons of space for your lake toys with a boat house for storage, 23x23 attached garage, and an extra outbuilding. It's a great setup for anyone who loves the outdoors, boating, or just wants a quiet place to unwind. Only 30 minutes from Red Deer and 90 minutes from Calgary, this is a rare chance to own a waterfront property that offers relaxation, adventure, and lasting memories. Don't miss out!