



GRASSROOTS
REALTY GROUP

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**3054, 25074 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2231530



\$249,900

Division:	Whispering Pines		
Type:	Residential/House		
Style:	Bungalow		
Size:	612 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Laminate	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	Crawl Space, None	LLD:	12-36-25-W4
Exterior:	Wood Frame	Zoning:	R-7
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Fridge, Stove (gas), Dishwasher, Washer, Dryer, all window coverings, shed, patio furniture, Gas Napoleon BBQ, Air Conditioner, firepit & wood

Year-round lake living is within reach at Whispering Pines Golf & Country Club Resort. This former Show Home is a one-bedroom Bungalow retreat offering the comfort and convenience of full-time residency or a turn-key weekend escape. Located in a gated community and surrounded by mature trees for privacy, this home features vaulted ceilings, laminate flooring, A/C, on-demand hot water, and a 4-piece bath. The crawl space with an ICF foundation adds structural integrity, while the 10x10 shed easily accommodates your golf cart or extra storage needs. Enjoy your morning coffee on the south-facing back deck, soaking in all-day sunshine, or gather around the firepit after a day at the lake. The aggregate driveway is extra wide, offering plenty of space for guests or recreational vehicles. The open-concept layout includes an efficient kitchen with gas stove and in-unit washer and dryer, while the front porch, gas line for BBQ, and low-maintenance composite decking make outdoor living easy. As part of the Whispering Pines community, you'll enjoy beach access, a 55-slip marina, boat launch, 18-hole golf course, a beautiful clubhouse with a restaurant and patio facing the water, walking trails, indoor pool and hot tub, fitness centre, pickleball and beach volleyball courts, a playground, and more. Whether you're looking for a peaceful full-time home or an easy getaway, this property offers a rare chance to live the lake lifestyle without compromise.