



GRASSROOTS
REALTY GROUP

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**2040, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2249674



\$94,900

Division:	Whispering Pines
Lot Size:	0.07 Acre
Lot Feat:	-
By Town:	Delburne
LLD:	12-36-25-W4
Zoning:	R7
Water:	Shared Well
Sewer:	Holding Tank, Lagoon
Utilities:	Electricity, Natural Gas, Fiber Optics at Lot Line, Phone Not, Sewer, Water

Welcome to 2040 25054 South Pine Lake Road, a prime lot in the sought-after Whispering Pines resort community. This large corner lot is perfectly positioned in Phase 2, offering the convenience of being just a short walk from both the clubhouse and the beautiful beach—no need for a golf cart here! Imagine spending your days enjoying the carefree resort lifestyle that Whispering Pines is known for. Whether you love boating, fishing, lounging on the beach, or hitting the links at the 18-hole Championship golf course, this community has it all. The clubhouse is a hub of activity, featuring a gym, change rooms, pool, hot tub, and laundry facilities for your convenience. Negotiable over and above the land is a well-maintained 2017 Forest River camper capable of sleeping 6, providing a cozy and comfortable retreat after a day of resort activities. A large deck space offers plenty of space for outdoor dining, relaxation, and entertaining, while the storage shed provides ample room for all your outdoor gear and essentials. Practical upgrades ensure your peace of mind and comfort. The water supply line has been recently replaced, a significant investment, ensuring reliable water service for years to come. Located close to the clubhouse and the beach, this lot offers unparalleled access to all the amenities Whispering Pines has to offer. Picture yourself enjoying mornings at the gym, afternoons on the lake, and evenings relaxing on your deck, all within this vibrant community. Experience the ultimate in resort living at Phase 2 at 2040-25054 South Pine Lake Road. This is more than just a lot with a negotiation of the camper or bring your own!!! it's your gateway to a lifestyle filled with relaxation, recreation, and community. Welcome to Whispering Pines! Potential for vendor financing.