



GRASSROOTS
REALTY GROUP

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276 Pine Cove
Rural Camrose County, Alberta

MLS # A2259753



\$259,900

Division:	Sherman Park		
Type:	Residential/Cabin		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	240 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	-
Garage:	Off Street, Parking Pad		
Lot Size:	3.02 Acres		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Environmental Reserve,		

Heating:	Electric, Space Heater	Water:	None
Floors:	Carpet	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Lake Resort
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Tahoe 5th Wheel, Gazebo, picnic table, Sheds/Cookhouse/Outhouse, Firepit, Picnic Table, Decks, Windmill, Benches

WELCOME TO ALBERTA! From the great Red Deer Lake in the heart of the province, over three acres just a stone's throw from the water. The ultimate personal campground, complete with cabin, cookhouse, and the Tahoe holiday trailer included as well! The main area is wonderfully developed for a large group of people to come and enjoy great food, drink and company. Undulating hills and trees utilized to make the most of its natural beauty while offering great recreation. Campfires, trails, a nature reserve wrapping around the property at the sides and back ensuring privacy, complete with multiple viewing areas. Last but not least, your own dugout!! Windmill included to keep the water aerated and healthy. The dugout area is fenced if you want to have a few animals and there are multiple locations to build houses. You read that right, a person could build multiple houses or cabins as this property enjoys the benefit of being six lots across five different titles, all of which would have their own build option. Red Deer Lake is an alkali lake and that keeps the shores white and pretty and the water clean! Folks think Red Deer Lake is by Red Deer, I have no idea why, but it's actually just a short drive to Camrose, Wetaskiwin, Ponoka & Bashaw!