



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2264380**

## Rural Red Deer County, Alberta



**\$1,879,000**

**Division:** Rural Red Deer County

**Type:** Business

**Bus. Type:** Hospitality,Hotel/Motel

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 59,677 sq.ft.

**Zoning:** C-5

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Rare opportunity to own a lakeside income property on 1.37 acres at Pine Lake, just 25 mins from Red Deer. This turnkey resort-style package includes a private 30-slip marina with boat launches, 20 leased RV lots, and a 2,600 sq ft walk-out home with two covered decks overlooking the lake. The upper level offers 2 bedrooms plus den, master suite, kitchen, and fenced yard with hot tub. A fully developed side suite provides rental income, while the partially finished walk-out level offers potential for another full suite. The attached garage and separate workshop (with bathroom and laundry for RV guests) add convenience and functionality. All RV lots are leased under low-maintenance agreements providing steady, hands-off income. Private sandy beach, next to Whispering Pines Golf Course—live on the lake, earn income year-round, and enjoy resort living at its best. - Trades Welcome.