



**101 24508 TWP RD 361**  
**Rural Red Deer County, Alberta**

**MLS # A2286774**



**\$597,500**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                       |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,045 sq.ft.   | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street   |               |                   |
| <b>Lot Size:</b> | 0.23 Acre  |               |                   |
| <b>Lot Feat:</b> | Lake, Landscaped, Private, Views, Waterfront, Wooded |               |                   |

|                    |                     |                   |                  |
|--------------------|---------------------|-------------------|------------------|
| <b>Heating:</b>    | Forced Air, Propane | <b>Water:</b>     | Private, Well    |
| <b>Floors:</b>     | Carpet, Laminate    | <b>Sewer:</b>     | Septic Field     |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -                |
| <b>Basement:</b>   | None                | <b>LLD:</b>       | 7-36-24-W4       |
| <b>Exterior:</b>   | Wood Frame          | <b>Zoning:</b>    | R6 - Residential |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -                |
| <b>Features:</b>   | See Remarks         |                   |                  |

**Inclusions:** Dock, Boat Lift & Propane Tank.

**AFFORDABLE LAKEFRONT!** Welcome to your slice of waterfront paradise at beautiful Pine Lake &mdash; offering a million-dollar view over the lake and rolling countryside at an affordable price. This immaculate 3-bedroom bungalow-style modular home is perfectly positioned to capture all-day sun with its desirable south-facing exposure. Enjoy year-round comfort with propane heat, private septic, and a reliable water system &mdash; including an excellent 100-ft well producing 40 GPM. Situated on an extra-large 0.23-acre lot, this property offers exceptional privacy, bordering a well-treed Municipal Reserve on one side &mdash; giving you the feel of expanded green space without the added cost. Property Highlights include Turn-key opportunity &mdash; most furnishings included, Private boat dock & boat lift, Ideal for boating, fishing & water sports. Quiet, scenic setting with panoramic lake views. Conveniently located just 90 minutes from Calgary and 30 minutes to Red Deer, Pine Lake is known for its recreational lifestyle, welcoming community, and nearby golf course. Whether you're looking for a full-time residence, weekend getaway, or investment property, this move-in-ready lakefront home offers unbeatable value and lifestyle.