



**6120, 25054 South Pine Lake Road  
Rural Red Deer County, Alberta**

**MLS # A2301611**



**\$225,000**

<b>Division:</b>	Whispering Pines		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	483 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 203
<b>Basement:</b>	None	<b>LLD:</b>	13-36-25-W4
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-7
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Shed, Gate Remote, Bunk Room Mattress x 2

Welcome to Whispering Pines Phase 6 &ndash; Your Perfect Pine Lake Escape! This 2016 Triple M Housing Park Model is absolutely perfect for a weekend retreat or a full time 4-season home. Featuring a spacious primary bedroom and a second bedroom with 2 double bunks, perfect for guests or kids. This Park Model is built with 2x6 construction and R20 insulation to keep you comfortable all year round. The modern kitchen is open to the living room with an island, gas range, dishwasher, built-in microwave, combo washer/dryer unit and plenty of storage. The property backs onto the scenic Hole 5 and faces Hole 3, has a large deck, storage shed, update electrical with an added 240v plug for an electric vehicle or RV and is a 10 minute walk to the clubhouse. Resort style amenities include a beautiful clubhouse, indoor pool, hot tub, restaurant, marina, boating, beach, playground, golf course, pickleball, driving range and so much more! This lake side escape is only 90 minutes from Calgary and 30 minutes from Red Deer. Start your summer at Pine Lake!