



GRASSROOTS
REALTY GROUP

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**4054, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2101208



\$119,900

Division: Whispering Pines

Lot Size: 0.06 Acre

Lot Feat: -

By Town: Penhold

LLD: 12-36-25-W4

Zoning: R-7

Water: -

Sewer: -

Utilities: -

One and only piece of paradise! It comes with it all: view of the golf course and privacy - you will not find anywhere else! Life at the Lake is relaxing and fun at the same time! This gated community has everything you need and more! Enjoy all the outdoor activities that come along with Winter and Summer life at Pine Lake: Go boating, fishing, golfing, walking, swimming, ice fishing, skating with the kids on the lake or pond and enjoy the great outdoors! This lot is in Phase 4, which means you are within walking distance to most of the amenities that the resort has to offer and in the centre of attention. Resort includes: an indoor heated swimming pool, hot tub, exercise/gym (open year-round!), changing rooms, laundry facility bathrooms, pro shop at the clubhouse, 18 hole golf course, restaurant, lounge, patio with stunning views of the lake, driving range, playground, community gardens and fire pit, sport courts, laundry facilities, event facility, snack shack, as well as fresh veggies and fruit from local farmers on Saturday's! Marina is available for rent starting at \$1050 for a season May to September. There is a crew who helps with setting up your boat lifts as well as they can stay on the beach for those who own the lots. All of this is just 35 minutes drive from Red Deer! We also have mailboxes here. This immaculate lot has a right away on the left/east side - green space that you can use but can not build on it as well as green space behind. You are sheltered from golf balls by the net. Enjoy the views of the lake, golf-course and pond - watching ducklings learning how to swim - on summer days or beautiful colorful fountains. Easy to park a large trailer which can stay here all winter. Hook ups already in place. The one presently parked there does not belong to the owner. This recreational property is unique with a lot to offer and a south facing backyard. Perfect to enjoy the way it is or to build your future home. With mature trees at the back it makes it more private. Perfect for relaxing after a long day of work. There is a graveled parking spot for your vehicles to park. This is a barehand condo so you own your lot. Small fee includes water, sewer, garbage as well as grass maintenance except for weed control and clubhouse access. Pets are welcome with approval. Fencing is not allowed. All located on the pavement all set up and ready to move in. Great gated and safe community to enjoy summer in!