



**GRASSROOTS**  
REALTY GROUP

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**6082, 25054 South Pine Lake Road  
Rural Red Deer County, Alberta**

**MLS # A2103635**



**\$145,000**

**Division:** Whispering Pines

**Lot Size:** 0.09 Acre

**Lot Feat:** -

**By Town:** Red Deer

**LLD:** 13-36-25-W4

**Zoning:** R-7

**Water:** -

**Sewer:** -

**Utilities:** -

A beautiful, pie shaped lot with a lot to offer! 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 is great and fun: Go boating, fishing, golfing, walking, swimming, ice fishing, skating, snowshoeing or country skiing with the kids on the lake or pond and enjoy the great outdoors! This lot is in Phase 6, 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 (gym open year-round!), changing rooms, showers and bathrooms, pro shop at the clubhouse, 18 hole golf course, restaurant, lounge and patio with stunning views of the lake, driving range, playground, community gardens, sport courts, laundry facilities, event facility, snack shack, store at the campground, virtual winter golf, fresh veggies and fruit from local farmers on Fridays! Marina is available for rent at \$950-\$1050 plus (depends where) 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 winter (only Whispering Pines option) for those who own the lots. All of this is just 35 minutes drive from Red Deer! This immaculate lot has a beautiful deck finished with upgraded railing, a storage shed that will fit your extras. Beautiful gazebo, stunning landscaping and more. Enjoy the views right from your deck! Large green space is right next to it and you are welcome to enjoy it! Low insurance cost with hydrant close by. Park a large trailer or RV which can stay here all winter. This recreational property is one of the best and priced reasonably considering that all the developers' lots are now sold and pricing will only go UP! Perfect way to enjoy the way it is or to build your future home. Perfect for relaxing after a long day of work. There are restrictions on the RV's age and sizes. There is a double graveled parking spot for your vehicles to park. Condo fee includes water, sewer, garbage as well as grass maintenance except for weed control. Pets are welcome with approval; they have to be contained, secured and on the leash when walked. MagnumYork Property Management Ltd. has the right to withdraw the permission if rules are not followed. Some restrictions apply regards to building(size) and improvements. All located on the pavement all set up and ready to move in. Post office boxes are now available and the store is open! Great community to enjoy summer in! All developer lots are SOLD now so only preowned lots are now available. Golf cart is available for sale as well.