

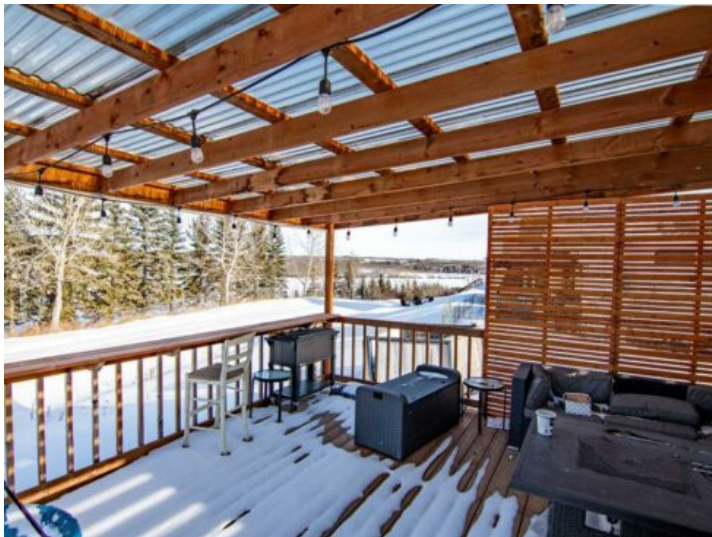


GRASSROOTS
REALTY GROUP

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**6154, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2190769



\$120,000

Division: Whispering Pines

Lot Size: 0.07 Acre

Lot Feat: Few Trees, Lake, Landscaped, Low Maintenance Landscape

By Town: Red Deer

LLD: 13-36-25-W4

Zoning: R-7

Water: Co-operative

Sewer: Public Sewer

Utilities: -

Picture a perfect lot with views of a Pine Lake lake! This precious gem is located in Phase 6 . You are welcome to build your dream/retirement retreat/vacation getaway home in this gated golf community in Whispering Pines located on the Pine Lake in Alberta. Only 1-1/2 hours away from both Calgary or Edmonton and only 35 min from Red Deer. This beautiful community homes & lots are located on the 18 hole beautifully manicured green grounds of a golf course. The features here are: golf, boating, fishing, swimming, surfing, paddle boarding, kayaking, ice fishing, skating. Amenities include the golf course, driving range, pro-shop, clubhouse, indoor pool, hot tub , marina, gym, shower & change rooms, laundry, restaurant w/outdoor terrace overlooking lake! There are community gardens, a fire pit, play park, pickle ball court. Management & people who live here schedule monthly community events for all ages! Jump in your golf cart to take a ride to the Friday afternoon summer farmers market. A prime lot with lake view. Imagine sitting on your deck, enjoying the sun & a drink as you watch the lake and boats on it. You can golf in the morning and enjoy the lake in the afternoon. This property is a bare land condo. The fees include water, sewer, garbage, grass maintenance, access to pool and laundry facilities. Enjoy spending time in the winter or summer in this wonderful lake community as much or as little as you want. With its incredible affordability and convenience, it is no wonder it is becoming such an unbelievable building and retirement hotspot!! We have a great mix of ages and living choices here. Want a permanent place to call home for the RV without the hassle of trying to constantly book a spot, pack & hook up. We have it here! Buy now, enjoy now, build your dream/retirement home later! Amenities are already in place so no hidden expenses and a healthy reserve fund-it has been well run & maintained for years. You just won't find another Community in Alberta like this!