



GRASSROOTS
REALTY GROUP

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**4066, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2206241



\$69,999

Division: Whispering Pines

Lot Size: 0.08 Acre

Lot Feat: Lake, Landscaped, Low Maintenance Landscape, On Golf Course, Paved

By Town: Red Deer

LLD: 12-36-25-W4

Zoning: R-7

Water: Co-operative

Sewer: Public Sewer

Utilities: -

Picture a perfect lot, close by to the lake & golf course suited for a reverse walk out home! This precious gem is located in Phase 4. 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 & lounge 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 into your golf cart to go to the small neighboring store for an ice cream or take a ride to the Friday afternoon summer farmers' market. A prime lot with no restrictions of time to build - buy it - build on it later! Imagine sitting on your deck, enjoying the sun & a drink as you watch the golfers play. You can golf in the morning and enjoy the lake in the afternoon. This property is a bare land condo. The fees - \$215 per month - include water, sewer, garbage, grass maintenance, access to pool and laundry facilities, gate maintenance, road cleaning and maintenance. 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! Year round - deep water services and no building commitment, no timelines! Buy now, enjoy now, build your dream/retirement home later! Amenities are already in place so no hidden expenses and there is a healthy reserve fund-Phase 4 has been well run & maintained for years. You just won't find another Community in Alberta like this! More photos will be loaded on Wednesday.