



GRASSROOTS
REALTY GROUP

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**11, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2212796



\$94,800

Division: Sandy Cove

Lot Size: 0.04 Acre

Lot Feat: -

By Town: Red Deer

LLD: 12-36-25-W4

Zoning: DCD

Water: Co-operative, Shared Well

Sewer: -

Utilities: -

A Lot with a lake view! A rare opportunity to purchase a fully serviced Lake Lot right on the Pine Lake ! This beautiful place is located in the Sandy Cove Beach Resort inside Whispering Pines Resort right on the lake. The Sandy Cove Resort is separate from Whispering Pines resort and features its own private beach. Lot #11 is a bare land condo situated on the 3rd. row on paved county road on the North side of the complex, beside the trail leading to the beach. One of the best choices in the Sandy Cove Resort development! You will love the view of the lake from the deck. Your boat can be docked a short distance from your lot. Last year's dock/ marina fee was \$1050, you can use a clean and groomed beach with clear water for swimming. Do you play golf? The Whispering Pines 18 hole Golf Course, which is one of the favorite Golf Courses that comes with stunning views of the lake. The Whispering Pines clubhouse and restaurant are just a block away. If you don't want to cook, you could enjoy the fresh meals prepared by the chef! Bring your golf cart, boat and the family and enjoy a summer of endless memories that you can make here ... children will love it as there are a lot of activities for them here! Someone is getting a deal on one of the most popular lakes in Central Alberta. Excellent fishing and watersports of all kinds. Only a 90-minute drive from Calgary and 35 minutes from Red Deer. Serviced for year-round use with power, sewer and water right to your lot and the grass cut for you as well as road maintenance. Sandy Cove Beach Resort is one of the communities located close to the Golf Course. Some residents move around through this unique community in Golf Cards. Lots could be rented out and Park models are allowed with permit and approval of the board, some building restrictions are in place, permits are required for any developments on land. There is a managing company - Sunreal - that overlooks the developments and is there to answer all your questions. There are lots of activities for children. This lot does not need any additional work and it is just moving in ready. This lot is listed for a very attractive price and it does still include shed and deck. Golf card is for sale separately (\$5000) as well as the RV unit (\$10 000) . Do not miss this one of the lifetime opportunity !