

**15, 25054 South pine lake Road
Rural Red Deer County, Alberta****MLS # A2215401****\$139,900****Division:** Sandy Cove**Lot Size:** 0.06 Acre**Lot Feat:** -**By Town:** Delburne**LLD:** 12-36-25-W4**Zoning:** R7**Water:** Shared Well**Sewer:** Public Sewer**Utilities:** -

One row off the lake!! You'll find this lot fully developed and has potential for to develop into a Four-Season living property. The lot is negotiable without the trailer but is marketed to include the 2010 Kingsport 321 TBS trailer currently in place, golf cart, enclosed gazebo/deck w/ additional refrigerator, and a variety of other items/options available to outfit a perfect turn-key summer destination for the whole family!! Sandy Cove offers a modest marina, boat launch, beach access, and coin laundry room. Just up the hill, Whispering Pines offers an 18-hole golf course and clubhouse with restaurant & lounge with an incredible lake view patio. The lake offers all kinds of water sport activities with a slalom water skiing course at the north northwest end of the lake, fishing, swimming, kayaking, canoeing, stand-up paddle boarding, whatever your heart desires. Only an hour and twenty minutes from Calgary, an hour and forty minutes from Edmonton, and only 30 minutes from Red Deer. Come join us at the lake this summer!!! Pictures are taken with a wide-angle lens to maximize the area viewed in the unit.