

**4032, 25054 South Pine Lake Road  
Rural Red Deer County, Alberta****MLS # A2227149****\$179,900**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whispering Pines                                  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                    |               |                   |
| <b>Style:</b>    | Park Model                                        |               |                   |
| <b>Size:</b>     | 490 sq.ft.                                        | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                                        |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Close to Clubhouse, Cul-De-Sac, Landscaped, Level |               |                   |

|                    |                                   |
|--------------------|-----------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas           |
| <b>Floors:</b>     | Carpet, Linoleum                  |
| <b>Roof:</b>       | Asphalt Shingle                   |
| <b>Basement:</b>   | None                              |
| <b>Exterior:</b>   | Vinyl Siding                      |
| <b>Foundation:</b> | Block                             |
| <b>Features:</b>   | Vaulted Ceiling(s), Vinyl Windows |

|                   |              |
|-------------------|--------------|
| <b>Water:</b>     | Public       |
| <b>Sewer:</b>     | Public Sewer |
| <b>Condo Fee:</b> | \$ 215       |
| <b>LLD:</b>       | 12-36-25-W4  |
| <b>Zoning:</b>    | R-7          |
| <b>Utilities:</b> | -            |

**Inclusions:** Fridge, Stove, Convection Microwave, Kitchen Table and Chairs, TV, Chairs, Pull Out Couch, Washer/Dryer, All Window Coverings, Patio Table and Chairs, Shed

Escape the hustle of city life and enjoy year-round living at the beautiful Whispering Pines Golf & Country Resort. This property is situated on stunning Pine Lake, offering the perfect setting for relaxation, recreation, and creating lasting memories. This lot features an exceptionally clean and well-maintained park model unit, ideal for those looking to downsize, enjoy a peaceful retreat, or entertain family and friends. Just unpack and start enjoying resort living. This fully winterized park model unit features an open-concept layout with vaulted ceilings and floor-to-ceiling windows that flood the space with natural light. The spacious living area includes an electric fireplace for cozy evenings, while the modern kitchen is equipped with a gas stove, fridge, microwave, down the hall, you have a stacked washer/dryer. You will be very comfortable with 2 bedrooms, the primary bedroom has beautiful built-ins for storage. Also enjoy a spacious 4 piece bath. Step outside onto the south-facing composite deck, partially covered for all-weather enjoyment. Patio pavers along the side and back provide extended outdoor living space, perfect for morning coffee or enjoying a night under the stars. A 12x9 insulated shed is included for extra storage. Never worry about parking for your boat or golf cart with a 4 car concrete driveway. As a resident of the Whispering Pines gated community, you'll enjoy access to a wide array of resort-style amenities designed for all ages and lifestyles. Highlights include a scenic 18-hole golf course, an indoor pool and hot tub, a full-service restaurant and bar, sports courts, a playground, a 55-slip marina, and a private beach. Your monthly condo fees provide exceptional value, covering services such as water and sewer, snow removal, professional property management, reserve fund contributions, and full access to all shared amenities, as well as year-round

grounds maintenance. Close enough for convenience, far enough for peace just 90 mins from Calgary and 30 mins from Red Deer and Innisfail. Live where others vacation, make Whispering Pines Golf & Country Club Resort your new home.