

**5021, 25054 South Pine Lake Road  
Rural Red Deer County, Alberta**

**MLS # A2244514**



**\$239,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whispering Pines                                                          |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                            |               |                   |
| <b>Style:</b>    | Park Model                                                                |               |                   |
| <b>Size:</b>     | 551 sq.ft.                                                                | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 1                                                                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                                                               |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P |               |                   |

|                    |                                                                                                                                                                        |                   |               |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                | <b>Water:</b>     | Co-operative  |
| <b>Floors:</b>     | Laminate                                                                                                                                                               | <b>Sewer:</b>     | Shared Septic |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                        | <b>Condo Fee:</b> | \$ 198        |
| <b>Basement:</b>   | None                                                                                                                                                                   | <b>LLD:</b>       | 13-36-25-W4   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                                                           | <b>Zoning:</b>    | R-7           |
| <b>Foundation:</b> | Piling(s)                                                                                                                                                              | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Vinyl Windows |                   |               |

**Inclusions:** Washer/Dryer is European Combo, Shed, Floating Shelves in Kitchen, White Cabinet in Kitchen, Shoe Holder by Main Door, Mirror& Shelving/Baskets in the Bathroom, Cupboard in Primary, Brown Cabinet in Primary, Lights on Gazebo Ceiling, Gazebo PrivacyBlinds, Extra LVP Floating, Screens, Hide A Bed, Shed

Welcome to the serene beauty of Whispering Pines, where every day feels like a lakeside getaway. Nestled on the shores of picturesque Pine Lake, this exceptional property offers the perfect transition from weekend camping to full-time ( 4 season) lakeside living. Set apart with no neighbors on three sides, this unique lot offers breathtaking panoramic views of the golf course, tranquil pond and sparkling lake just a walk away&mdash; an unrivaled retreat of privacy and natural splendor. Step inside the charming park model, where sunlight floods the open-concept interior. The well-appointed front kitchen, cozy dining area and spacious living room create a warm and inviting atmosphere &mdash; perfect for everyday living or entertaining. The primary bedroom easily fits a king-size bed. Hosting guests? A pull-out sofa in the living area ensures everyone has space to relax. Double sliding doors lead to a large east-facing deck with a pergola &mdash; ideal for morning coffee, evening dinners, or simply soaking in the spectacular views. Equipped with a natural gas furnace, this all-season escape is comfortable year-round. Whether you are seeking solitude, adventure, or a blend of both, Whispering Pines delivers. This community allows short term rentals. As part of a gated, bare land condominium community, residents enjoy access to top-tier amenities including an 18-hole golf course, indoor heated pool, fitness center, clubhouse, restaurant, playground, marina, and sandy beach. From boating and fishing to golfing and swimming, there is something for everyone. Located just 30 minutes from Red Deer, this fully furnished, pet-friendly, turnkey property offers convenience, comfort and community &mdash; all in one. Bare land condominium ownership means you own the lot, with low monthly fees covering water, sewer, garbage, lawn maintenance, and clubhouse access. Do

not miss your chance to own a piece of paradise at Pine Lake &mdash; where lake life meets luxury, and every season brings new memories.