

**4032, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**
MLS # A2281050

\$165,000
Division: Whispering Pines

Type: Residential/Manufactured House

Style: Park Model

Size: 490 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 2 **Baths:** 1

Garage: Off Street

Lot Size: 0.07 Acre

Lot Feat: Close to Clubhouse, Cul-De-Sac, Landscaped, Level

Heating: Forced Air, Natural Gas

Water: Public

Floors: Carpet, Linoleum, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 215

Basement: None

LLD: 12-36-25-W4

Exterior: Vinyl Siding

Zoning: R-7

Foundation: Block

Utilities: -

Features: Vaulted Ceiling(s), Vinyl Windows

Inclusions: Kitchen Table Set, TV, Chairs, Pull Out Couch, Patio Table and Chairs, and 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.