

**1012, 25054 South Pine Lake Road  
Rural Red Deer County, Alberta**

**MLS # A2277806**

**\$199,900**



<b>Division:</b>	Whispering Pines		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	792 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lake, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-7
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

This charming LAKEFRONT detached four season cottage in the sought after community of Whispering Pines Golf & Country Club is sure to impress. Pride of ownership shines throughout this open concept two bedroom, one bathroom bungalow with an East facing patio and side deck. From the incredible sunrises overlooking the Lake, to an array of birds and wildlife frequenting your home, to all of the amenities the clubhouse and community offers, this property is truly the perfect low maintenance package. Whether you're looking for a year round home, Summer retreat or incredible investment property - 1012, 25054 South Pine Lake Rd has what you're looking for. The clubhouse offers a variety of amenities including a large indoor pool and hot tub, fantastic restaurant, exercise room, coin operated laundry, and the list goes! In the Summer you can enjoy the 18 hole golf course, driving range, pickleball court, beach volleyball, playgrounds, parks, the beach and so much more. The monthly condo fee includes your water, sewer, garbage, insurance, yard maintenance and professional management. This adorable and affordable property awaits new ownership.