

**3025, 25074 South Pine Lake Road  
Rural Red Deer County, Alberta**

**MLS # A2140588**



## \$184,900

<b>Division:</b>	Whispering Pines		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	547 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air

**Water:** Private

**Floors:** Linoleum

**Sewer:** Other

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 210

**Basement:** None

**LLD:** 12-36-25-W4

**Exterior:** Wood Frame

**Zoning:** R-7

**Foundation:** Block

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Fridge, Stove, all furniture, shed, turn key with all inside and outside items, propane tank

Located in the tranquil gated community of Phase 3 at Whispering Pines Golf & Country Club Resort, this stunning property offers an idyllic escape with all the comforts of home. This fully furnished Fairmont Park Model invites you to move in and immediately start enjoying your retreat. The property features a beautifully designed open floor plan, with the living room showcasing floor-to-ceiling windows that flood the space with natural light. The full kitchen is equipped with modern appliances including a fridge, stove, and microhood, alongside an eat-in dining nook perfect for cozy meals, excluding a dishwasher for simplicity. Accommodations include a comfortable bedroom with built-in storage and a 3-piece bath with a walk-in shower. Additionally, the property boasts washer/dryer hook-ups, enhancing convenience for longer stays. The spacious sunroom is ideal for gatherings, and extra sleeping quarters can be created with the addition of a Murphy bed or air mattresses. Special attention has been given to the flooring, built to withstand variations in heat and cooling better than most, ensuring comfort regardless of the season. Step outside to the covered deck, an excellent spot for relaxing and watching the dramatic Alberta thunderstorms. Located close to the Clubhouse, the property is well-maintained and offers added convenience. As part of the Whispering Pines community, you'll have access to a range of resort amenities that cater to all interests and ages, including an 18-hole golf course, an indoor swimming pool and hot tub, a restaurant and bar, sport courts, a playground, a 55-slip marina, and a private beach. The condo fees cover a comprehensive list of services including reserve fund contributions, professional management, grounds maintenance and snow removal, as well as water, sewer, and access to all amenities.

This ensures a hassle-free ownership experience, allowing you to focus on enjoying your leisure time. Whether you're looking for a peaceful weekend getaway or a fun-filled summer home, this property at 3025 25074 South Pine Lake Road offers the perfect blend of luxury, comfort, and recreation. Make it yours and start creating lasting memories in this exclusive resort community.