



**150, 36214 250 Range Road , Rural Red Deer County, Alberta - \$799,000**



Main Photo

## Property Description

Visit REALTOR® website for additional information. Rare opportunity at Pine Lake! This beautiful 1.36-acre recreational waterfront retreat boasts over 400 ft of private shoreline, surrounded by mature spruce and pine. A boardwalk-style staircase leads you gently down to the lake, where you'll find a small dock-perfect for swimming, boating, or casting a line.

The charming 852 sq. ft. home offers 3 bedrooms, a renovated kitchen with granite counters, stainless appliances, updated full bath, wood stove, and a 248 sq. ft. 3 season sunroom with sweeping lake views. Each room has electric heat and the main room has the wood fireplace for comfort in every season. We are currently using as a 3-season property without winter water, but plumbing upgrades could make year-round use possible. A 528 sq. ft. finished accessory building (bunkee) is fully winterized and ideal for guests or family. Complete with kitchen, dining area, washer and dryer, 3/4 bath, and gas fireplace, it's a cozy and versatile space to enjoy all year round. Outside, enjoy a 25x25 fenced garden, beautiful yard,

stone firepit, and endless recreational opportunities. The property also offers long-term potential. This retreat is an ideal getaway for snowbirds, outdoor enthusiasts, and families alike. All just 30 minutes to Red Deer, 90 minutes to Calgary and 120 minutes to Edmonton.

## REALTOR Referral

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