



GRASSROOTS
REALTY GROUP

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2 Timber Drive Rural Mountain View County, Alberta

MLS # A2213354



\$189,000

Division: Tall Timber

Lot Size: 0.11 Acre

Lot Feat: Backs on to Park/Green Space, Interior Lot, Landscaped, Low Maintenance

By Town: Sundre

LLD: 3-33-5-W5

Zoning: 9 Recreational

Water: Private, Well

Sewer: -

Utilities: Electricity Paid For, Propane, See Remarks, Sewer, Water

The Art of Glamping! Premium Lot! Beautiful Park Model, Endless Amenities! Welcome to one of the most sought-after recreational properties in Tall Timber Leisure Park—a vibrant, amenity-rich gated three season community nestled along the Red Deer River and right next to the charming Town of Sundre. Just minutes from the Sundre Golf Course and with three more courses nearby, this is the ideal getaway for anyone who loves the outdoors, golf, or simply relaxing in comfort. This immaculately maintained 2007 park model offers the perfect blend of luxury and leisure. Warm wood tones flow throughout the unit, creating a cozy and inviting space. The private rear bedroom is thoughtfully tucked away from neighbors and features dual closets, a built-in dresser, and overhead storage. The second bedroom features two double bunks and combined with the Arizona room means you have room for lots of family and friends. A four-piece bathroom with a natural skylight adds a touch of spa-like comfort, while the full-size furnace ensures warmth year-round. At the heart of the home lies a beautifully designed U-shaped kitchen with plenty of cabinetry, a built-in microwave, propane stove, dishwasher, and a full-sized fridge—ideal for preparing everything from morning coffee to full meals. The kitchen opens seamlessly into a bright, airy living room with transom windows, natural light pouring in, and a hide-a-bed sofa to accommodate extra guests. Step out the patio doors and step into the three-season Arizona room, where you’ll find an abundance of windows and a serene atmosphere perfect for relaxing or entertaining. The hardshell-covered deck provides a tranquil spot to enjoy the sunrise with your morning coffee, while the patio and firepit below offer the ultimate gathering space for evenings under the stars with friends and family! Situated on one of the largest lots in the park, this property backs onto a peaceful green space, delivering exceptional privacy. There’s lots of room for parking, big spaces for the family to spread out, and easy access to all of Tall Timber’s impressive amenities—including a heated indoor pool and hot tub, two playgrounds, a baseball diamond, volley ball, basketball and badminton courts, a frisbee golf course and even pickle ball, and of course, the river itself for fishing and exploration. This is more than just a seasonal retreat—it’s a lifestyle. Tailored for those who appreciate comfort, quality, and a prime location, this unit stands out as one of the very best in the park. If you’re ready to enjoy the best of Sundre recreation in style, this rare offering is calling your name! Why fight each week for a camping spot when all this is waiting for you!