



GRASSROOTS
REALTY GROUP

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31, 5227 Township Road 320
Rural Mountain View County, Alberta

MLS # A2213569



\$97,500

Division: Bergen Springs

Lot Size: 0.16 Acre

Lot Feat: -

By Town: Sundre

LLD: 34-31-5-W5

Zoning: 9

Water: Co-operative

Sewer: -

Utilities: -

Welcome home to Bergen!! This property is the perfect escape for anyone who wants privacy, quiet & a wonderful community feel. Bring your holiday trailer and set it up permanently - no more finding a campground, setting up and taking down! Lock and leave year round. Bergen Springs offers a pond for skating in winter (maintained by community members), kayak or canoe in the summer, playground, COMMUNITY CENTRE, well run condo association & so much more. Only 10 minutes to Sundre & all the amenities it has to offer including rec centre & pool. Bergen Springs is a short walk to Fallen Timber Creek (Davidson Park). From May to October enjoy the benefits of being on park water and our condo fees are only \$610 A YEAR!! Snow removal is also included in your fees. Lot 31 comes with a ShelterLogic tent as well as a movable deck to complement your outdoor space. There is also a 1000 gallon septic tank (services provided by local septic companies to pump it out for a fee) as well as natural gas to the property line (could be brought into the lot by the new owners if desired). Surrounded by soaring trees & wildlife, this is a welcome retreat for today's hectic world. Come & see what we have to offer at your new home away from home.