



**GRASSROOTS**  
REALTY GROUP

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**17 TIMBER ALLEY, 5230 27 Highway**  
**Rural Mountain View County, Alberta**

**MLS # A2216641**



**\$124,900**

**Division:** Tall Timber

**Lot Size:** 0.07 Acre

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 3-33-5-W5

**Zoning:** P-PCR

**Water:** Public

**Sewer:** Holding Tank

**Utilities:** -

Room for a large family! Nothing left to do. All the bells and whistles! Upgraded 39'8" RV on a large lot on the South side of Tall Timber! You can own your own titled RV property only one hour from Calgary! Tall Timber Leisure park has some of the best amenities around! The RV is a 2015 KEYSTONE AVALANCHE 390RB in immaculate condition. Newer COVERED DECK with BUILT IN SEATING that spans almost the entire length of the RV and a separate BBQ. Beautiful GAZEBO with dining table and chairs. Lots of room to entertain outdoors and cozy patio lights. Lot is fully landscaped with paving stones. The site boasts a beautiful FIRE PIT AREA, GRAVELED PARKING SPOT for vehicles and 8x10 SHED with power & BAR FRIDGE. Inside the RV - Bedroom up front w/ 70X80 BED (RV KING) with closet and built in dresser/closet/cabinets and door to 3 pc. bathroom (with an oversized shower) Spacious living room that houses 2 RECLINERS and FIREPLACE. Kitchen has upgraded/larger appliances and STONE COUNTER TOPS. Large ISLAND with sink looks onto the living/dining. Dining room has extendable table and even storage in the chairs! There is plenty of cabinet/storage space and a PANTRY. At the entry way there is a convenient cheater door into the washroom. At the back of the RV is a BUNKHOUSE with a sofa sleeper & flip bunk on one side and a dining table with another flip bunk above. Back Bunkhouse has it's own PRIVATE 2 PC BATHROOM WITH DOOR TO THE EXTERIOR! DUAL ZONE HEAT & A/C, WATER FILTER, SURGE PROTECTOR, and 5 HYDRAULIC SLIDES that have always been pulled in for the off season. Tall Timber AMENITIES INCL. INDOOR POOL, hot tub, community center, 2 playgrounds, volleyball court, basketball/pickleball courts, horseshoe pits, ball diamond, bocce ball lanes, & disc golf. Coin laundry and shower facilities on site along with boat/ATV storage. This is a larger lot on the SOUTH SIDE of the park with 4 visitor parking stalls nearby. Tall Timber is located on the East side of Sundre - close to shopping, restaurants, golf courses, Red Deer River access & the west country. Your annual condo fee includes water, power, sewer services, garbage as well as unlimited use of the amenities. There is also a Social Committee that hosts several great events throughout the summer. Come enjoy all that Tall Timber has to offer!