



**GRASSROOTS**  
REALTY GROUP

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**6 TIMBER AVENUE, 5230 27 Highway**  
**Rural Mountain View County, Alberta**

**MLS # A2220206**



**\$54,900**

**Division:** Tall Timber

**Lot Size:** 0.06 Acre

**Lot Feat:** -

**By Town:** Sundre

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

**Zoning:** P-PCR

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** -

Vacation close to home! Enjoy a lot close to the SUNDRE GOLF COURSE! Your own titled RV lot in Tall Timber - only one hour from Calgary! Great for the whole family and anyone of any age. Tall Timber is on the East side of Sundre and close to other amenities - shopping, restaurants, grocery, 3 great golf courses and the west country. This lot has a DOUBLE GRAVELLED PARKING PAD, mature TREES for some privacy and close to RIVER ACCESS. Good sized DECK and wonderful PATIO area with TIN SHED for additional storage & FIREPIT. RV (as-is) CAN REMAIN ON SITE IF DESIRED - it is in need of some repair (slide operation, awning and leak) OR CAN BE TAKEN OFF BY SELLERS. RV is a 2000 TAHOE. Been on site since 2005. At the front of the RV is the bedroom and bathroom. Big slide for living/dining. TV area across from living. Kitchen is a nice open layout with with stove, fridge, freezer etc. Tall Timber Leisure park has some of the best amenities around! INDOOR POOL, hot tub, community centre, 2 PLAYGROUNDS, volleyball court, basketball/PICKLEBALL courts, horseshoe pits, ball diamond, bocce ball lanes, & disc golf. Access to the RED DEER RIVER A BONUS. Coin laundry and shower facilities on site along with boat/ATV storage. Seasonal living / utilities with swipe card access year round. 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!