



GRASSROOTS
REALTY GROUP

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11 Timber Close Sundre, Alberta

MLS # A2226614



\$67,000

Division:	NONE
Lot Size:	0.11 Acre
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscaping
By Town:	-
LLD:	3-33-5-W5
Zoning:	9
Water:	-
Sewer:	-
Utilities:	-

Price Reduced! VERY quiet and treed lot within Tall Timber RV Resort located on the eastern edge of the town of Sundre. Large vinyl shed also on the lot. Also included is the a full length deck (very solid and well maintained) covered with an aluminum Awning extending your living space, even if it's raining! The large lot is basically maintenance free and backs onto a common green space for extra privacy giving the feel of additional space. Tall Timber RV Resort is a well run 3- Season Park open from April - October. The low maintenance fees (1746.09 annually) also include Power/Water/Sewer). There are many park organized events throughout the camping season for young and old alike. Friday's in the Summer there is a mini Farmer's Market in the park where local Vendors are selling their wares and vegetables and baking and other treasures. Often times there are also Food Trucks to enjoy! On occasion there are Family Dances located in the park's Community Centre, Supervised Dart competitions for the kids and parents, Ball Diamonds, Bocce / Horseshoe pitches and if all that's not enough, there's the Indoor Pool and Hot-tub to enjoy! For the kids there is a couple of playgrounds, Basket-Ball Courts, Pickle-Ball, Gaga Ball, and even a Frisbee Golf course! You can be as busy as you like or you can simply come and enjoy sitting on your deck with a beverage and reading, or visiting with family. Located just over one hour north of the Calgary city limits and approx an hour from Red Deer, it's a beautiful drive through the rolling hills and as you approach Sundre, you get a Panoramic view of the snow-capped Rocky Mountains! The friendly town of Sundre has everything you need as far as Groceries, Pharmacy, Hospital, Hardware stores, Banking, Restaurants.....all within about a 20 minute walk of Tall Timber.....even shorter if you bike into town. For those who Golf, there are several Golf Course's nearby, including the Sundre Golf Club which is about 5 minutes from the park. Come for a drive to Sundre and enjoy the scenery on the way up, and also to see this great listing! Please note that we are selling the lot ONLY, the RV has been removed.