



**GRASSROOTS**  
REALTY GROUP

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7, 5227 Township Road 320  
Rural Mountain View County, Alberta

MLS # A2227665



**\$299,900**

<b>Division:</b>	Bergen Springs		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	483 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corners Marked, Gazebo, Level, Low Maintenance Landscape, Many Trees, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	None	<b>LLD:</b>	34-31-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	9
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Blinds, Shed, Shelter Logic Tent, Gazebo/Tent, All furniture/dishes/decorations/deck furniture

**\*\*Price adjustment July 14\*\*** Welcome to your YEAR ROUND HOME IN THE WOODS! This property has been lovingly cared for by its original owners for nearly 2 decades & now it is time for someone else to love it too! One of the few PARK MODEL HOMES in Bergen Springs Estates, this is a rare find for anyone who is looking for a recreational property or to live full time - the current owners have lived here full time for years. As you enter the HUGE COVERED DECK notice the GAS LINE for your BBQ & also the gas overhead heater (included). The main entrance to the home through the patio door leads you to the generous living room w/corner electric FIREPLACE (installed approximately 2019) as well as windows everywhere (all blinds inc). Soaring trees are your view from this home! The dining/kitchen has room for a good sized table & also has a cute coffee bar area. The OTR MICROWAVE is newer & upgraded and there is also a GAS STOVE & full sized fridge. Down the hall you will find a closet with plumbing to install a washer & dryer if desired. The 3 pc bath has good storage as well. There is also a generous closet next to the bathroom & here you will find your hot water tank. The bedroom has a QUEEN SIZED next to new BED w/drawers built in (all included as well). There is a spot for TV hook up in the bedroom as well as the living room & a TV in the home is included. Outside find the gazebo to rival all gazebos - room to hook up 4 tvs as well as 4 receivers - over the years there has been known to have been 4 different sports playing at once. There is also a shed, greenhouse & Shelterlogic tent inc. The septic tank is newer and holds 1500 gallons & for the winter months you can fill your 1000 gallon holding tank cistern. Lock and leave year round or stay and live full time. Bergen Springs offers a pond for skating in winter (maintained by

community members), kayak or canoe in the summer, playground, COMMUNITY CENTRE, OFF LEASH DOG PARK, 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. Currently the best value in the park!