



GRASSROOTS
REALTY GROUP

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30 TIMBER DRIVE, 5230 27 Highway
Rural Mountain View County, Alberta

MLS # A2233513



\$69,900

Division: Tall Timber

Lot Size: 0.07 Acre

Lot Feat: -

By Town: Sundre

LLD: 3-33-5-W5

Zoning: P-PCR

Water: Public

Sewer: Septic Field, Septic Tank

Utilities: Electricity, Sewer, Water

Enjoy owning your own lot at Tall Timber Leisure Park! Always have a weekend getaway guaranteed. No rush to book a campsite. Lots of activities/amenities for the kids. This lot is on the North side of Tall Timber. RV is a 2003 DUTCHMEN SPORT and features a COVERED DECK and an ADDITION. This adds tons of space and is currently used as the primary bedroom with standard queen bed with patio doors that open to the covered deck. At the front is a standard RV queen bedroom. Slide for the couch/living room (seal needs repair on slide) with TV across. Good sized dining and large kitchen. Inside has been updated with paint/new backsplash etc. 3 pc bathroom and BUNK HOUSE in the back. Bunkhouse has its own separate door (goes into the addition) SINGLE parking pad, mature TREES for some privacy, and it's close to RIVER ACCESS. Outside you will find the expansive covered deck, TIN SHED, and FIREPIT AREA. All of this is only one hour from Calgary. Tall Timber is on the East side of Sundre and close to many other amenities - shopping, restaurants, grocery, 3 great golf courses and the west country. 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. Coin laundry and shower facilities on site along with boat/ATV storage. Seasonal living & utilities but swipe card access is 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.