



**GRASSROOTS**  
REALTY GROUP

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**152, 33051 Range Road 60**  
**Rural Mountain View County, Alberta**

**MLS # A2235932**



**\$189,000**

**Division:** NONE

**Lot Size:** 0.06 Acre

**Lot Feat:** Lawn, Level, Near Golf Course, Rectangular Lot

**By Town:** Sundre

**LLD:** 6-33-5-W5

**Zoning:** 1

**Water:** Other

**Sewer:** -

**Utilities:** -

Step into effortless resort-style living with this exceptional, fully fenced 2,666 sq.ft. RV lot—completely turnkey and ready for your next adventure or restful retreat. At the heart of the property is a beautifully maintained 2017 Keystone Avalanche 39’ fifth wheel, offering two spacious bedrooms, a cozy loft, and sleeping space for 7–8 guests. Thoughtfully designed with upscale finishes, this RV provides a warm and inviting living area, a well-equipped kitchen with modern appliances, and all the comforts of home. Included is a 2023 ZYCar four-seat golf cart, fully equipped with a built-in monitor, signal lights, and aggressive tires that let you cruise in comfort and style. Whether you're exploring the grounds or heading to amenities, you'll do it effortlessly and in luxury. The lot also features a charming 10x10 insulated bunkie, fully powered, drywalled, and finished with flooring and bunk beds. All furniture is included, so you can move in with nothing more than your suitcase and toothbrush. Welcome to Sundre River Resort — a unique opportunity to own a share in a beautiful, family-oriented community surrounded by nature. This co-op style ownership gives you exclusive use of your own fully serviced lot, complete with water, sewer, and power, all nestled along the scenic Bearberry Creek. This property offers the perfect blend of comfort, convenience, and sophistication—ideal as a weekend getaway, family escape, or a luxurious seasonal home base. Sundre River Resort is more than just a place to park your RV — it’s a welcoming, tight-knit community where friendly neighbors become friends. With over 50 acres of forested trails and river paths to explore, it’s easy to enjoy nature at your own pace. Kids can burn off energy at any of the three playgrounds or the large soccer field, while your four-legged family members will love the designated off-leash dog area. The resort features a spacious cookhouse and outdoor BBQ area, along with a clubhouse that offers laundry and hot showers. There’s always something fun happening at the park, from the exciting poker run and chili cook-off to themed seasonal celebrations like Halloween in August and Christmas in July. Whether you’re looking for a peaceful retreat or an active community, Sundre River Resort offers the perfect balance of both — with nearby golf courses, on-site RV storage, and a full calendar of social events. Come experience the charm, comfort, and friendship at Sundre River Resort. \* The monthly maintenance fee is \$180 and includes property taxes, sewer, water, electricity and garbage disposal. \*\*Please note that the number listed for the property taxes is for the entire 160 acres and is covered by the monthly maintenance fee.