



**GRASSROOTS**  
REALTY GROUP

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**212, Tall Timber Leisure Park  
Rural Mountain View County, Alberta**

**MLS # A2236007**



**\$64,900**

**Division:** Tall Timber

**Lot Size:** 0.02 Acre

**Lot Feat:** Few Trees, Near Golf Course, Rectangular Lot

**By Town:** Sundre

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

**Zoning:** 9

**Water:** Shared Well

**Sewer:** -

**Utilities:** -

**MAKE SUMMER MEMORIES AT TALL TIMBER** If you've been dreaming of a place where the kids can play, the fish are always biting, and time just seems to slow down — welcome to your escape. Tucked among mature spruce trees, this charming recreational lot is perfectly situated in Tall Timber Leisure Park, one of Central Alberta's most sought-after destinations for family-friendly getaways. Located between Calgary and Red Deer, and just a short stroll to the vibrant town of Sundre, this property offers the best of both worlds: nature at your doorstep and amenities within reach. Imagine lazy summer mornings sipping coffee in your private gazebo while the birds sing overhead. Afternoons can be spent at the indoor pool and hot tub, on the frisbee golf course or baseball diamond, or simply relaxing on your sun-dappled deck. The kids will love the ball pit, playgrounds, and endless room to roam, while the adults can unwind with a peaceful walk down to the river for fishing or floating. This lot comes fully equipped with a covered deck, barbecue gazebo, and garden shed — and it's all ready for you to pull in your own RV and start enjoying right away. It's just a short walk to the owners' wash house and laundry, and even closer to the river — perfect for spontaneous sunset strolls or a quick dip to cool off. And when you feel like venturing out, Sundre's golf course is just down the hill — an exceptional course that draws players from all over. Need groceries or feel like ice cream with the grandkids? Just walk into town. The trails, shops, and friendly faces of Sundre are all nearby. Whether you're looking for a weekend retreat or a place to make memories that last a lifetime, this Tall Timber lot offers it all — serenity, play, and connection. Come see where your next chapter of adventure begins.