



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**33051 Range Road 60 Lot # 59**  
**Rural Mountain View County, Alberta**

**MLS # A2236688**



**\$300,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	0.17 Acre
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Irregular Lot, Land
<b>By Town:</b>	Sundre
<b>LLD:</b>	6-33-5-W5
<b>Zoning:</b>	1
<b>Water:</b>	Other
<b>Sewer:</b>	Holding Tank
<b>Utilities:</b>	Cable Internet Access, Electricity Paid For, Garbage Collection, High Sp

**SUNDRE RIVER RESORT** - Heres your chance to own a share in a Great Community where you can truly enjoy the outdoors. Share ownership gives you a fully Serviced lot and this one in particular Lot 59 is a Massive Lot located in a quiet Cul de sac with Park Model - approx 540 sq ft. Turn Key - Fully Fenced and Low Maintenance. This property has been meticulously maintained as you will see when you book an appt to view it!! Built In shed with custom shelving where there are 2 - 100 lb Propane Tanks! TWO HUGE Vinyl Decks with railings and Solar Lights. You will be Amazed to find Custom Bar Storage c/w Electrical inside and out and 4 Bar Stools included. Hide your Cushions here when not in use. Gazebo has Built in Wood Storage and - ENCLOSED TV, also 54" Rock Crusher Cone Fire PIT! Park Model is 2015 - One Bedroom and Bathroom just like Brand New. Electric Fireplace for the Cool Nights, 9" 10" Vaulted Ceilings, Fully Insulated Walls and Floor, Metal Underbelly, Roughins for Washer,Dryer and Central Air. Sectional Hide a bed for your guests, Table, Charis ,etc. all included. Owner has also installed Eaves trough and Gutters with Leaf Guards. The Sundre River Resort truly has a wealth of features for outdoor enthusiasts and those looking for a vibrant community.With over 50 Acres of Forest Trails and a newly built Cookhouse, it provides ample opportunity for social gatherings and all kinds of Activities., The Outdoor BBQ Area, along with modern Bathrooms, Showers and Laundry Facilities enhances the overall experience for residents. The social committee are always planning Fun activities for both Kids and adults. Storage Area for extra stuff! Monthly Fees of \$180 includes essential services like Water, Power, Sewer, Taxes, Internet and Garbage Disposal. (Property Taxes listed are for the 160 acres and included in your monthly fees.) Hurry this one wont last !!