



GRASSROOTS
REALTY GROUP

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114, 33051 Range Road 60
Rural Mountain View County, Alberta

MLS # A2237322



\$135,000

Division: NONE

Lot Size: 0.08 Acre

Lot Feat: Corner Lot, Gazebo, Lawn, Level, Near Golf Course, No Neighbours Behind

By Town: Sundre

LLD: 6-33-5-W5

Zoning: 1

Water: Other

Sewer: -

Utilities: -

Welcome to Lot #114, a generously sized 3,398 sq. ft. seasonal RV lot perfect for your summer retreat. This desirable corner lot features open views of a peaceful farmer's field, giving you a true countryside feel with no neighbors in front or behind. Included on the lot is a cozy 8'x12' bunkie—ideal for guests or extra storage—as well as a 4'x8' shed for your tools, wood, or seasonal gear. Relax or entertain in the 12' covered gazebo, unwind on the attached deck, or gather around the built-in stone fire pit for cozy evenings under the stars. Convenience is key, with a private parking area that fits 2 vehicles comfortably. Whether you're looking for a weekend getaway or a place to park your RV, Lot #114 checks all the boxes! 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. 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.