



**GRASSROOTS**  
REALTY GROUP

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**35, 33051 Range Road 60**  
**Rural Mountain View County, Alberta**

**MLS # A2238212**



**\$115,000**

Division:	NONE
Lot Size:	0.08 Acre
Lot Feat:	Level, Near Golf Course, No Neighbours Behind, Rectangular Lot
By Town:	Sundre
LLD:	6-33-5-W5
Zoning:	1
Water:	Other
Sewer:	-
Utilities:	-

Tucked into a quiet cul-de-sac, this 3,362 sq ft lot offers privacy and outdoor comfort. Whether you're seeking a peaceful weekend escape or a summer retreat, this property is ready to deliver. A spacious deck provides the ideal setting for relaxing or entertaining, while the powered bunkie adds flexible space for guests or storage. Gather around the fire pit in the evenings or keep things simple with a well-stocked woodshed nearby. A golf cart is also included, making it easy to explore the 160 acres at your leisure. The price includes the lot, deck, bunkie and golf cart. On-site, you'll also find a 2003 Silverback by Cedar Creek RV, model 37MBH, featuring two bedrooms and sleeping accommodations for up to six. This RV is available at an additional, negotiable price, offering a convenient turnkey option. 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 fellowship at Sundre River Resort. \* The monthly maintenance fee is \$180 and includes property taxes, sewer, water, electricity and garbage disposal. \*\* Please note that the tax amount is for the entire 160 acre property and is covered by the \$180 per month maintenance fee.