



**GRASSROOTS**  
REALTY GROUP

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7, 33051 Range Road 60  
Rural Mountain View County, Alberta

MLS # A2239505



**\$150,000**

Division: NONE

Lot Size: 0.08 Acre

Lot Feat: Backs on to Park/Green Space, Few Trees, Level, Near Golf Course, No

By Town: Sundre

LLD: 6-33-5-W5

Zoning: 1

Water: Other

Sewer: -

Utilities: -

Lot #7 is one of the most desirable spots in the resort, with nothing but open space in front—offering wide, uninterrupted views that are hard to come by. It's a great option for anyone looking to design a space that reflects their own style and needs. Whether you're envisioning a laid-back summer escape or a custom outdoor setup, this lot gives you the flexibility to bring your plans to life. An 8x12 shed provides convenient storage, and the spacious 16'8" by 20' deck—built in movable 10-foot sections—lets you easily adapt your outdoor living area. One side of the lot is already fenced, and the sellers are willing to fence the rest upon request. With its ideal location and thoughtful features, this lot is full of potential—ready to become your go-to seasonal getaway or a personalized retreat. 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.