



**GRASSROOTS**  
REALTY GROUP

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**58, 5230 Highway 27 Trail  
Rural Mountain View County, Alberta**

**MLS # A2241577**



**\$145,000**

**Division:** Tall Timber

**Lot Size:** 0.12 Acre

**Lot Feat:** -

**By Town:** Sundre

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

**Zoning:** 9

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

**BRING THE STEAKS AND START YOUR NEXT ADVENTURE!** Want to start camping in your own recreational paradise next week? Come take a look at one of Tall Timber Leisure Park's most coveted properties &mdash; a rare find on one of the largest and most beautifully treed lots in the entire park! Tucked away for privacy but perfectly located for convenience, this stunning recreational getaway is your chance to escape the city and start making memories that last a lifetime. This recreational escape comes complete with a well-maintained 1-bedroom park model, complete with a hard-shell awning that extends over a charming patio &mdash; the perfect spot to enjoy your morning coffee or evening breeze. You'll love gathering around the fire pit area under the stars during the evening! Tall Timber Leisure Park is a true hidden gem &mdash; offering resort-style amenities that make every visit feel like a vacation: Indoor heated pool and hot tub Two kids' playgrounds Baseball diamond, basketball court, volleyball, horseshoes, ball pit A brand-new frisbee golf course Fishing, floating, and kayaking along the scenic Red Deer River Endless social activities throughout the season Located just down the road from the renowned Sundre Golf Course and close to several others, this is an ideal spot for golf lovers too. Whether you're a young family looking for weekend fun or grandparents wanting to spoil the grandkids, this is a property that will deliver years of laughter, campfires, and unforgettable moments. The current owners have cherished over 40 incredible summers here &mdash; and now it's your turn. Don't miss your chance to own a prime recreational retreat in one of Alberta's best-kept secrets! Book a viewing today!