



**GRASSROOTS**  
REALTY GROUP

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

**33051 RR 60 # 135**  
**Rural Mountain View County, Alberta**

**MLS # A2241657**



**\$255,000**

**Division:** NONE

**Lot Size:** 0.13 Acre

**Lot Feat:** Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irre

**By Town:** Sundre

**LLD:** 6-33-5-W5

**Zoning:** 1

**Water:** Other

**Sewer:** -

**Utilities:** Cable, Electricity

SUNDRE RIVER RESORT OFFERS LOT # 135 - (5858 sq ft ) Included Forest River Cottage (2022) complete with Full Sized Fridge, Gas Stove, Built in Dishwasher (Fisher&Paykel), Washer/Dryer, TV x 2, Air conditioning, Central Vac and Attachments! Tons of storage and pull outs in the Kitchen cabinets too. Bunkhouse fully Powered, Completely finished Inside. Move In Ready just bring your clothes and Pots and Pans! Lot is right in the Back of The Park so tucked away backing onto Greenspace, Deck is approx 16 x 28 built on Concrete Piles., Fully Fenced as well. Bunkhouse is really a Thing of Beauty cuz it sleeps 4 comfortably, Powered and tucked in the back so kids can have their own space. Sundre River Resort has a truly Family Feel with events all the time that are sooo fun! Resort offers an Amazing Cookhouse and BBQ Area ( You gotta see it) State of the Art Bathrooms with Huge Showers , Laundry service here too (Free). Share Ownership offered with an Awesome President and Board making sure everything runs smoothly. Lot maintenance fees are \$180/month which includes property taxes, sewer, water, electricity, garbage disposal., wifi too. Did I mention Bearberry creek is a Beautiful Water Feature that runs thru the park. On occasion you can see people bringing their lawn chairs to sit in the river to cool off. Possession negotiable.