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## 212, 200 4 Avenue SW Sundre, Alberta

MLS # A2243748



\$115,000

NONE Division: Residential/Other Type: Style: Cottage/Cabin Size: 254 sq.ft. Age: 2004 (21 yrs old) **Beds:** Baths: Garage: Off Street Lot Size: 0.10 Acre Lot Feat: Close to Clubhouse, Creek/River/Stream/Pond, Cul-De-Sac, Irregular Lot, Lov

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: \$ 1.050 See Remarks **Basement:** LLD: 36-32-5-W5 **Exterior:** Zoning: Mixed DC Foundation: None **Utilities:** 

Features: Built-in Features, No Smoking Home, Storage, Vinyl Windows

**Inclusions:** Some furnishings and patio equipment

SUNDRE'S RIVERSIDE RV VILLAGE- NICE UNIT IN MOST DESIREABLE QUIETEST PARK PHASE 5. BORDERED ON TWO SIDES BY SMALL SPRING FED CREEKS, LARGE TREES AND SHRUBS GIVE EXTREME PRIVACY. FRONT IS COVERED WITH WILD DAISIES. THE RV IS JUST LIKE NEW, ONE BEDROOM WITH BATHROOM WITH TOILET AND SHOWER AND SINK. LARGE SLIDE IN THE LIVING ROOM AREA. THE COVERED DECK IS REALLY UNIQUE THE PERFECT PLACE TO SIT AND READ A BOOK, LISTEN TO THE BIRDS AND WATCH THE WILDLIFE. THIS UNIT BOTH RV AND COVERED DECK HAVE ALWAYS BEEN ENGULFED IN A LARGE TARP. RIVERSIDE HAS A FABULOUS CLUBHOUSE WITH SEASONAL WASHROOMS AND LAUNDRY. THE MAIN WASHROOMS AND LAUNDRY ARE OPEN YEAR ROUND FOR THOS HARDY WINTER CAMPERS. CARETAKERS ARE ON SITE YEAR ROUND AND PATROL THE PARK FOR SECURITY DAILY. LOCATED JUST A COUPLE OF BLOCKS FROM THE MAIN STREET IN TOWN AND THOSE FABULOUS EATING ESTABLISHMENTS. AND OH SO MANY LIQUOR STORES. RIVERSIDE IS A GATED COMMUNITY SO CALL FOR GATE ACCESS.