



GRASSROOTS
REALTY GROUP

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29 TIMBER RIDGE, 5230 27 Highway
Rural Mountain View County, Alberta

MLS # A2248714



\$119,900

Division: Tall Timber

Lot Size: 0.06 Acre

Lot Feat: -

By Town: Sundre

LLD: 3-33-5-W5

Zoning: 9 - P-PCR

Water: Public, Well

Sewer: Public Sewer

Utilities: Electricity, Sewer, Water

Welcome to 29 Timber Ridge in TALL TIMBER LEISURE PARK. Home away from home. Own your own TITLED LOT only one hour from Calgary. 2004 park model on the North side of the park. Quiet Road that's tucked away. Close to Red Deer River access for the fisher or summer time river float. The lot features an expansive COVERED DECK and nice FIREPIT area along with storage SHED. Mature trees and a private lot. Inside you will find a large living room (both couches are pull out for additional guests) with retractable screen for an optional guest bedroom. Open concept kitchen/dining. Lots of storage/cabinet space here. In the back is a 4pc bathroom and primary bedroom with closet. SECOND ENTRY off of the deck is a bonus. VAULTED CEILING throughout with plenty of natural light/WINDOWS. Large PROPANE TANK rental hooked up with digital reading/low notifications is an added convenience. Tall Timber is well run and has some of the amenities around! GATED ACCESS, INDOOR POOL, hot tub, community centre, 2 playgrounds, volleyball court, basketball/pickleball courts, horseshoe pits, ball diamond, bocce ball lanes, & disc golf etc. Coin laundry and shower facilities on site along with boat/ATV storage. Tall Timber is located on the East side of Sundre - close to other amenities - shopping, restaurants & the west country. Your annual condo fee includes water, power, sewer services, garbage as well as unlimited use of the amenities. There is also a great SOCIAL COMMITTEE that hosts many great events throughout the summer (farmers markets, garage sales, events etc). Come enjoy all that Tall Timber has to offer!