



GRASSROOTS
REALTY GROUP

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47, 33051 Range Road 60
Rural Mountain View County, Alberta

MLS # A2255777



\$130,000

Division: NONE

Lot Size: 0.09 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: -

Looking for the perfect getaway spot? #47 is a spacious 40' x 102' RV lot which comes fully set up and ready for you to relax and enjoy. Features you'll love: a 2008 Pilgrim International Legends 33LRK3S-M5 fifth-wheel RV included & a roomy, 33' unit with 3 slide-outs, air conditioning, and plenty of comfort. There's a brick fire pit for evenings under the stars. A large deck & perfect for outdoor dining or morning coffee. And a storage shed for all your gear and tools. Whether you're looking for a weekend retreat, a summer family base, or a snowbird landing pad, this property has everything in place. Just bring your bags and start enjoying! Priced to sell & don't miss this rare turn-key package! 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.