



**GRASSROOTS**  
REALTY GROUP

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32, 5227 Township Road 320  
Rural Mountain View County, Alberta

MLS # A2255906



**\$185,000**

Division:	Bergen Springs		
Type:	Residential/Cabin		
Style:	2 Storey		
Size:	556 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Landscaped, Level, Treed, Views		

**Heating:** Electric, Wood Stove

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Wood Frame, Wood Siding

**Foundation:** -

**Features:** Breakfast Bar, Kitchen Island, Open Floorplan

**Water:** Co-operative

**Sewer:** Holding Tank

**Condo Fee:** \$ 610

**LLD:** 34-31-5-W5

**Zoning:** 9

**Utilities:** -

**Inclusions:** All Furniture and Accessories as viewed in the home

This cute little cabin in the woods could be your next home away from home! Lovingly cared for by the same family for 26 years, it is now time for this home to be adored by a new family. Situated on nearly 1/4 acre, this home is equipped to be enjoyed for 3 seasons of the year (and possibly all year round if you bring water with you in the winter). From May to October enjoy well water provided by the condo association (included in the yearly condo fee) and live in your cabin full time if desired. There is electric heat as well as a beautiful WOOD BURNING FIREPLACE. The 3 pc bathroom has a nice shower, and all sinks, toilet & shower are connected to an underground septic tank to the west of the home. Your main floor is host to a dining space, kitchen w/cooktop, microwave & fridge (all included). The living room looks out to your massive yard & also to your south facing deck. Situated on one of the largest lots in the park, there is room here for all of your activities & ample parking. There is room to bring a camper out if your family would like to camp with you, but they could also stay in the second bedroom on the second floor of the home. The primary bedroom comes with a double bed & all the other furniture is included as well. Bergen Springs offers a pond for skating in winter (maintained by community members), kayak or canoe in the summer, playground, COMMUNITY CENTRE, OFF LEASH DOG PARK, well run condo association & so much more. Only 10 minutes to Sundre & all the amenities it has to offer including rec centre & pool. Bergen Springs is a short walk to Fallen Timber Creek (Davidson Park). From May to October enjoy the benefits of being on park water and our condo fees are only \$610 A YEAR!! Snow removal is also included in the fees & use of the community centre for a small fee. Call today to make this your new getaway.

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