

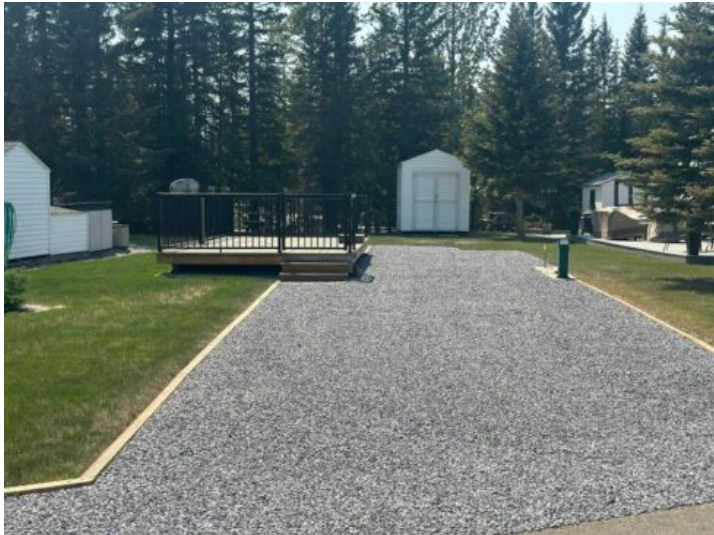


**GRASSROOTS**  
REALTY GROUP

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**88 Coyote Creek**  
**Rural Mountain View County, Alberta**

**MLS # A2256434**



**\$83,000**

**Division:** Coyote Creek

**Lot Size:** 0.07 Acre

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 20-32-5-W5

**Zoning:** 9

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

Your Retreat at Coyote Creek! Tucked into one of the most desirable locations at Coyote Creek, this landscaped lot backs onto open space with no neighbors behind—offering privacy and a peaceful setting. A generous 12' x 24' deck is the highlight, complete with new railings, secure gates, fresh stairs, and waterproofing—perfect for relaxing or entertaining while keeping children and pets safe. The lot is clean and well maintained, featuring limestone on the parking pad and an 8' x 10' shed (re-shingled in 2024) for all your storage needs. A satellite dish is included, so you can simply pull in, hook up, and start enjoying your time away. Just minutes from Sundre, you'll have easy access to the Red Deer River, hiking trails, and golf courses. This is a move-in ready property designed for comfort, convenience, and connection with the outdoors.