



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

167, 200 4 Avenue SW
Sundre, Alberta

MLS # A2256525



\$129,000

Division: NONE

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: SR

Water: Public

Sewer: Sewer

Utilities: -

Tucked away in the quiet Riverside RV Village, this exceptional pie-shaped lot offers the perfect summer retreat for those seeking a peaceful escape without sacrificing comfort or convenience. Spanning approximately 6,000 square feet, the oversized lot is both spacious and private, thoughtfully developed to create a relaxing outdoor haven. Included with the property is a well-maintained 8' x 30' Forest River Inc. RV featuring one cozy bedroom—ideal for a couple or small family to unwind after a day of outdoor adventure. A sofa bed adds additional sleeping space, if needed. A beautifully crafted 12' x 20' addition expands your living space and invites you to enjoy cooler evenings by the warmth of the propane fireplace, all while surrounded by nature. Whether you're sipping your morning coffee or relaxing on the private patio or gathering with friends around the private fire pit, this lot has everything you need to embrace the good life. The lot includes two handy sheds, with the larger one at the front offering ample room for use as a workshop, creative space, or guest overflow. Generous storage throughout the property ensures room for all your summer toys and gear. Enjoy full RV hookups and immediate access to the resort's well-appointed clubhouse, complete with showers, washrooms, and laundry facilities—making extended stays effortless. The lot is just steps away from the Red Deer River, renowned for fishing and natural beauty, while nearby walking and biking paths let you explore the great outdoors at your own pace. The resort community also features family-friendly amenities including playgrounds, a sandpit, horseshoe pits, and even a basketball court. Golfers will appreciate the selection of scenic courses just minutes away, and with shopping close at hand, every convenience is within reach. Whether you're looking for a summer basecamp, a weekend getaway, or a quiet corner to relax and reconnect with nature, this Sundre River Resort property offers a rare blend of comfort, recreation, and tranquility. It's more than a lot—it's your own piece of paradise.