



GRASSROOTS
REALTY GROUP

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15 TIMBER DRIVE, 27 5230 Highway
Rural Mountain View County, Alberta

MLS # A2258414



\$80,000

Division: Tall Timber

Lot Size: 0.08 Acre

Lot Feat: -

By Town: Sundre

LLD: 3-33-5-W5

Zoning: P-PCR (9)

Water: Public

Sewer: Septic Tank

Utilities: Electricity, Sewer, Water

Welcome to 15 TIMBER DRIVE at TALL TIMBER LEISURE PARK. Home away from home. Own your own TITLED LOT only one hour from Calgary. Always have a getaway and a place to camp. 2010 RV on the East side of the park. This lot is deep and private. Nicely treed. Large GRAVELLED DOUBLE PARKING PAD with easy access for 2 good sized vehicles. 27RL FOREST RIVER - EXTRALITE RV with concrete patio & BBQ shelter. Further back is a GAZEBO with dining set and SHED. In the back of the lot is a private FIREPIT area. Inside you will find a large living room with 2 recliners and couch. Open concept kitchen/dining. Lots of storage/cabinet space here. In the middle is a 3PC BATH with shower and storage cabinet. Finishing this off is the primary bedroom with a SECOND ENTRY. Lots of natural light. Large PROPANE TANK rental hooked up. 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. You have year round access. Water/sewer is shut off in Winter. Tall Timber is located on the East side of Sundre - close to other amenities - shopping, restaurants & the west country. Close to Red Deer River access for the fisher or summer time river float. 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!