



**GRASSROOTS**  
REALTY GROUP

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**22, 5227 Township Road 320**  
**Rural Mountain View County, Alberta**

**MLS # A2263912**



**\$139,000**

**Division:** Bergen Springs

**Lot Size:** 0.24 Acre

**Lot Feat:** -

**By Town:** Sundre

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

**Zoning:** 9

**Water:** Cistern, Co-operative, Shared Well

**Sewer:** Holding Tank

**Utilities:** Electricity

Creekside Lot with Eco Pod &mdash; Bergen Springs Retreat Opportunity Discover the perfect blend of nature, privacy, and potential with this beautiful creekside lot in Bergen Springs. Nestled beside a tranquil, tree-lined creek and surrounded by mature forest, this property offers a peaceful sanctuary just minutes from Sundre. This nearly 1/4 acre parcel can be purchased on its own or as a package deal with the neighboring property (A2263749 Cabin on the creek with wood fired hot tub), creating an expanded private retreat. Enjoy the soothing sound of the creek, the fresh air, and an abundance of native plants and wildlife right outside your door. The lot includes a modern eco pod, thoughtfully designed with a bedroom and bathroom, providing a comfortable and sustainable getaway space. You'll also find an older deck, perfect for morning coffee or evening campfires by the water, along with handy storage sheds for tools or outdoor gear. Whether you envision a cozy weekend escape, a future cabin site, or simply a peaceful piece of Alberta's natural beauty to call your own, this lot delivers endless possibilities. With the extra privacy of the adjoining parcel, you can expand your dream into a larger estate-style setting among the trees. Features: Adjacent creek with stunning natural habitat. Eco pod with bathroom and sleeping area Older deck overlooking the forest and creek Two sheds for storage or workspace Nearly 1/4 acre combined if purchased with the neighboring lot Seasonal community water, power nearby, and maintained road access Located in the sought-after Bergen Springs recreational community near Sundre Come experience the calm of creek &mdash; where forest trails, wildlife, and the sound of running water create the perfect backdrop for relaxation.