



GRASSROOTS
REALTY GROUP

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**29 TIMBER RIDGE, 5230 27 Highway
Rural Mountain View County, Alberta**

MLS # A2280807



\$119,900

Division: Tall Timber

Lot Size: 0.06 Acre

Lot Feat: -

By Town: Sundre

LLD: 3-33-5-W5

Zoning: 9 - P-PCR

Water: Public, Well

Sewer: Public Sewer

Utilities: Electricity, Sewer, Water

Welcome to 29 Timber Ridge in Tall Timber Leisure Park—your perfect home away from home. Enjoy ownership of your own titled lot, located just one hour from Calgary. This 2004 park model is situated on the north side of the park, along a quiet, tucked-away road, offering a peaceful and private setting. Conveniently close to Red Deer River access, it's ideal for fishing enthusiasts or a relaxing summertime river float. The lot features an expansive covered deck, a welcoming firepit area, and a storage shed, all surrounded by mature trees that enhance privacy. Inside, you'll find a spacious living room with two pull-out couches for additional guests and a retractable screen that allows for an optional guest bedroom. The open-concept kitchen and dining area offers ample cabinet and storage space. At the back of the home is a primary bedroom with closet and a 4-piece bathroom. A second entry off the deck is a great added bonus. Vaulted ceilings throughout and abundant windows provide plenty of natural light. A large rented propane tank, complete with digital readings and low-level notifications, adds extra convenience. Tall Timber is a well-managed, amenity-rich community featuring gated access, an indoor pool, hot tub, community centre, two playgrounds, volleyball court, basketball and pickleball courts, horseshoe pits, ball diamond, bocce ball lanes, disc golf, and more. Coin laundry and shower facilities are available on site, along with boat and ATV storage. Located on the east side of Sundre, Tall Timber is close to shopping, restaurants, and the West Country. Your annual condo fee includes water, power, sewer, garbage, and unlimited use of all amenities. The park also boasts an active social committee that hosts fantastic summer events such as farmers' markets, garage sales, and community activities. Come experience everything Tall Timber Leisure Park has to offer!