



GRASSROOTS
REALTY GROUP

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

**82, 200 4 Avenue SW
Sundre, Alberta**

MLS # A2293878



\$110,000

Division: NONE

Lot Size: 0.09 Acre

Lot Feat: Close to Clubhouse, Creek/River/Stream/Pond, Low Maintenance Lands

By Town: -

LLD: -

Zoning: SR - Seasonal Residential

Water: -

Sewer: -

Utilities: -

Your West Country getaway awaits in Riverside RV Village, Sundre. Tucked along Prairie Creek, this private recreational lot offers the perfect escape from the city. The site includes an immaculate 2022 Keystone 26' RV, barely used & thoughtfully set up for comfortable stays with a private primary bedroom, bunk beds, roomy kitchen & oversized fridge for easy family living. A spacious addition with covered cook deck expands the living area & creates the perfect space for morning coffee, evening BBQs, & gathering with friends. Outside you'll find a cozy bunkie with a front porch that sleeps 5, garden shed, firepit & wood shelter, ideal for relaxed evenings under the stars. Located close to the clubhouse, owners enjoy access to year round showers, washrooms, & laundry facilities. Seasonal water & sewer hookups service the RV, with year round power available. Condo fees are \$1,135 annually. Only ~1 hour from Calgary or Red Deer, Sundre offers the best of the West Country lifestyle: golf, rivers, trails, fishing, kayaking, & small-town charm. The RV & addition currently do not meet Riverside RV Village site requirements. There are several options to bring the site into compliance according to their design & park bylaws. Nature, creekside calm, & your own Sundre escape, ready when you are.