



**53 Timber Trail  
Sundre, Alberta**

**MLS # A2294662**



**\$149,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	643 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,746
<b>Basement:</b>	None	<b>LLD:</b>	3-33-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	9
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Escape to Sundre's Tall Timber Leisure Park, an extremely well run 3 season recreational community where you own your own titled property and enjoy full access to a full range of resort style amenities. This well kept recreational is perfectly set up for relaxation entertaining and outdoor adventure. Situated on a spacious 3,100 sq. ft. lot, this property enjoys one of the more desirable locations within the park. The site looks out onto a peaceful farmers lot framed by towering spruce trees, creating a private and natural setting rarely found in RV communities. With no direct neighbours in front, the lot offers open views and an added sense of space and tranquility. Backing onto a green space and surrounded by nature, this premium location allows you to fully enjoy the quiet beauty of the foothills while still being part of a vibrant Tall Timber community. Whether relaxing on the patio, gathering around the fire in the evening, or enjoying the surrounding landscape, this lot provides the perfect setting for your seasonal getaway. Located on the site is a newly renovated 2009 Citation Executive EXE300 travel trailer, bunkhouse addition, extensive upgrades and a fully furnished indoor living set up. The turnkey site is move in ready and designed for comfort, making it the perfect seasonal escape for families, outdoor enthusiasts and anyone looking for a relaxing foothills getaway just 1 hour from Calgary.