



**GRASSROOTS**  
REALTY GROUP

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## 9 Timber Trail Sundre, Alberta

MLS # A2298949



# \$116,900

**Division:** NONE

**Lot Size:** 0.10 Acre

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 3-33-5-W5

**Zoning:** 9

**Water:** Well

**Sewer:** -

**Utilities:** -

Beautiful place to spend your spare time located in Tall Timber RV Resort in Sundre Alberta! Just over an hour from NW Calgary, this wonderful 3 Season RV Park is a great place for families and retired folks alike. Many organized activities for you to participate in or you can just sit back and relax. Several nearby Golf courses including Sundre Golf Club and Coyote Creek. This is a wonderful lot in a great location within the park, backing onto a natural green space giving you additional privacy and solitude. There is a 42 foot Layton Destination Trailer with 3 Slide-outs, on this lot with a 30 foot deck and permanent metal awning, both in very good condition. The well maintained RV is between a regular RV and a Park Model. Full sized appliances and a household Bathroom. This unit sleeps 6...there is a queen bedroom and then 2 foldout hide-a-beds. Electric Fireplace/Heater, huge Pantry area. Lots of storage. High ceilings with transom windows throughout, giving you tons of additional light. As you sit on your deck you overlook the low maintenance yard with firepit and yard swing along with a sitting area, you are sometimes lucky enough to see the family of deer that bed down in the green space directly behind your lot. Tall Timber RV Resort has 330 RV Sites with a mix of landscaped yards with lawn and flowers and also this section, which is more rustic with low maintenance landscaping with the tall trees making it feel like you are truly camping. No more rushing to come home from work to quickly hook up and fill the tank and hit the highway to hopefully get a campsite. Your private campsite is always waiting for you and within a few minutes of arriving, you can be sitting by your campfire with your favorite beverage. If all that's not enough, there is an indoor pool and hot tub to enjoy as well. Tall Timber RV Resort is a well run 3- Season Park open from April - October. The low maintenance fees ( 1746.09 annually ) also include Power/Water/Sewer. Great time to buy so you can enjoy the entire season! Possession can be immediate. Listing agent is long time owner of this property, please call if you have any questions.