



GRASSROOTS
REALTY GROUP

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**33 Timber Lane
Sundre, Alberta**

MLS # A2195559



\$99,000

Division: NONE

Lot Size: 0.08 Acre

Lot Feat: Close to Clubhouse, Corner Lot, Gazebo, Lawn, Low Maintenance Land

By Town: -

LLD: 3-33-5-W5

Zoning: Recreational

Water: -

Sewer: -

Utilities: -

When looking for a great leisure park for you and your family look no further than the Tall Timber Leisure Park and this high-end, EXECUTIVE, like new HEARTLAND - Landmark - Rushmore 2011 travel trailer that has only ever been pulled three times, as Tall Timber has been its home. When discussing this RV unit the list is endless but the following are just a few of the added options: Air Hitch, Full body paint (no decals to fade over time), Stackable washer and dryer, Triple slide awning package, 4 point hydraulic leveling system, Keyless entry, Electric fireplace, 110v heating pads for holding tanks, 19" LCD Tv with remote on a hideaway safety system, generator prep system set up with control panel inside the trailer to mention just a few! The great upside with this opportunity as you have your own lot for this unit to continue to reside at Tall Timber or hook up and head out on destinations whenever your heart desires. There is absolutely NOTHING this unit lacks and the park amenities, staff, location are all greatly sought after. This is the perfect lot with green space on the north side giving you extra space for entertaining, and the lot itself has had a large amount of TLC since the current owners purchased it, with nicely landscaped lawn, walking stones, and a beautiful hard top gazebo sitting area around the firepit. There is a nice sized storage shed on the west side of the lot for all those little extras that you may need while enjoying your own little oasis at Tall Timber. This leisure park has great amenities including an indoor pool, hot tub, horse shoe pits, frisbee and outdoor games area, baseball diamond, playground and countless walking paths throughout the west country's natural environment. It is located on the eastern side of the beautiful town of Sundre which has shopping as well as some wonderful restaurants, famous Sundre Pro Rodeo, but the true highlight is the fact that you are mere minutes from the solitude of the west country where adventures never end and only an hours drive from Calgary. It truly is a gem!!