



GRASSROOTS
REALTY GROUP

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

48, 32379 Range Road 55
Rural Mountain View County, Alberta

MLS # A2206942



\$139,900

Division: Coyote Creek

Lot Size: 0.08 Acre

Lot Feat: Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Near Golf Course

By Town: Sundre

LLD: 20-32-5-W5

Zoning: P-PCR

Water: Cistern, Co-operative

Sewer: -

Utilities: -

Set up for year round enjoyment!!! Your Private Escape in Coyote Creek Golf & RV Resort! Tucked away in the highly sought-after Coyote Creek Golf & RV Resort, this stunning recreational property offers the perfect blend of privacy, nature, and adventure. With no neighbors behind, this secluded treed lot backs onto a ravine and the breathtaking Coyote Creek Golf Course, making it an absolute gem for golf lovers and outdoor enthusiasts alike. The 2006 Park Model is designed for comfort, featuring a bright and open layout with new flooring, patio doors, and a spacious kitchen equipped with a stove, overhead microwave, fridge, and dishwasher. The cozy bedroom overlooks the peaceful ravine and offers built-in cabinets, dressers, and plenty of closet space. A step-in shower in the bathroom adds convenience, while a full-size furnace and laundry hookups make extended stays effortless. One of the best features of this property is its year-round capability! Fully set up for winter camping with a water cistern and sewage holding tank, this retreat is ready to be enjoyed in any season. A charming firepit area sits just a few steps down into the ravine, offering the perfect place to unwind under the stars. The garden shed provides extra storage, and the roof was resingled in 2013 for added peace of mind. Beyond your private oasis, adventure awaits! The Red Deer River is just minutes away for fishing, tubing, and outdoor fun, while the town of Sundre is only a short drive for shopping, dining, and local amenities. And of course, with one of Alberta's premier 18-hole golf courses right outside your door, teeing off is a breeze!. Whether you're looking for a weekend escape, a summer retreat, or even a cozy winter getaway, this is the perfect place to relax, recharge, and enjoy the best of Alberta's great outdoors. Opportunities like this don't come often— book a private viewing and start enjoying your spare time!