



GRASSROOTS
REALTY GROUP

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5 TIMBER ALLEY, 5230 27 Highway
Rural Mountain View County, Alberta

MLS # A2211955



\$99,000

Division: Tall Timber

Lot Size: 0.07 Acre

Lot Feat: Few Trees, Interior Lot, Landscaped, Lawn, Private, Seasonal Water

By Town: Sundre

LLD: 3-33-5-W5

Zoning: P-PCR

Water: Public

Sewer: Septic Tank

Utilities: Electricity, Sewer, Water

GET READY FOR SUMMER AT TALL TIMBER! You can own your own titled RV property only one hour from Calgary! Tall Timber Leisure park has some of the best amenities around! INDOOR POOL, hot tub, community center, 2 playgrounds, volleyball court, basketball/pickleball courts, horseshoe pits, ball diamond, bocce ball lanes, & disc golf. Coin laundry and shower facilities on site along with boat/ATV storage. This is a larger lot on the SOUTH SIDE of the park with 2 visitor parking stalls nearby. The RV is a 2014 321RES (32') KEYSTONE COUGAR in great condition. Big partially COVERED DECK and beautiful patio area. Lots of room to entertain outdoors. Lot is landscaped in with newer brickwork. Good mix of trees (established and younger) and open spaces. The site boasts a beautiful FIRE PIT AREA, GRAVELED PARKING SPOT for vehicles and SHED. Bedroom up front (sleeps 2) with closet and built in dresser/cabinets and door to 3 pc. bathroom. Spacious living room that houses 2 recliners and a sofa (could be swapped to hide-a-bed to sleep more) Kitchen has plenty of cabinet/storage space and looks onto the dining area. At the entry way there is a convenient cheater door into the washroom. Tall Timber is located on the East side of Sundre - close to shopping, restaurants, golf courses, Red Deer River access & the west country. Your annual condo fee includes water, power, sewer services, garbage as well as unlimited use of the amenities. There is also a Social Committee that hosts several great events throughout the summer. Come enjoy all that Tall Timber has to offer!