

# \$64,900 - 1 Timber Road, Sundre

MLS® #A2191521

**\$64,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.05 Acres

NONE, Sundre, Alberta

PRICE REDUCED! Buy now and enjoy the entire season! Great opportunity get this nice RV/Lot package backing onto a natural space and facing East and directly across the street from the Playground, Basketball/Pickle Ball courts and a gazebo are all there for you to enjoy. Included is a 2002 29BHSS 5th Wheel that sleeps 8 including Bunks for the kids or grandkids. Property includes a raised deck with railing as well as a firepit and Shed also included. All set up and ready for a full season of camping! For anyone with small children, you can sit and enjoy your morning coffee while watching the kids at the playground from your private deck. Others can enjoy reading in the morning sun. This lot is very close to the main owners entrance and also a few lots away from an amenities building that has washrooms and showers that are open all year round. Tall Timber RV resort is located on the eastern edge of friendly Sundre AB. Shopping and Restaurants are a short drive from the Park and can also be biked and is walkable as well. Tall Timber has many amenities including an Indoor Pool and Hot tub, Horseshoe Pits, Frisbee Golf, Baseball Diamond, Annual Rodeo Grounds in town as well as a Rec Centre. This is a well managed Park with low yearly Fees ( \$1710.25) which includes Power, Water and Sewer. Tall Timber is a seasonal Park open from approx late April until early October.. Tall Timber RV resort has an active volunteer committee which plans many in-park events throughout the season such as Yard



Sales, Farmers Market with local vendors, Food trucks, Dances, Dart Tournaments as well as several planned events for the kids too. You can be as busy as you want OR just sit back and enjoy the solitude of the park. Located about an hour north of Calgary on the Cowboy Trail - Highway #22. Note: The lot immediately beside this lot is also for sale (MLS #A2191520 ) which would give you an excellent large combined area to spread out your living space and enjoy.

### **Essential Information**

MLS® #	A2191521
Price	\$64,900
Bathrooms	0.00
Acres	0.05
Type	Land
Sub-Type	Recreational
Status	Active

### **Community Information**

Address	1 Timber Road
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### **Amenities**

Amenities	Coin Laundry, Gazebo, Indoor Pool, Spa/Hot Tub, Visitor Parking
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### **Additional Information**

Date Listed	February 2nd, 2025
Days on Market	93
Zoning	9

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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