

212, 200 4 Avenue SW
Sundre, Alberta

MLS # A2243748



\$115,000

Division:	NONE		
Type:	Residential/Other		
Style:	Cottage/Cabin		
Size:	254 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	-
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Close to Clubhouse, Creek/River/Stream/Pond, Cul-De-Sac, Irregular Lot, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 1,050
Basement:	-	LLD:	36-32-5-W5
Exterior:	Mixed	Zoning:	DC
Foundation:	None	Utilities:	-
Features:	Built-in Features, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Some furnishings and patio equipment

SUNDRE'S RIVERSIDE RV VILLAGE- NICE UNIT IN MOST DESIREABLE QUIETEST PARK PHASE 5. BORDERED ON TWO SIDES BY SMALL SPRING FED CREEKS, LARGE TREES AND SHRUBS GIVE EXTREME PRIVACY. FRONT IS COVERED WITH WILD DAISIES. THE RV IS JUST LIKE NEW, ONE BEDROOM WITH BATHROOM WITH TOILET AND SHOWER AND SINK. LARGE SLIDE IN THE LIVING ROOM AREA. THE COVERED DECK IS REALLY UNIQUE THE PERFECT PLACE TO SIT AND READ A BOOK, LISTEN TO THE BIRDS AND WATCH THE WILDLIFE. THIS UNIT BOTH RV AND COVERED DECK HAVE ALWAYS BEEN ENGULFED IN A LARGE TARP. RIVERSIDE HAS A FABULOUS CLUBHOUSE WITH SEASONAL WASHROOMS AND LAUNDRY. THE MAIN WASHROOMS AND LAUNDRY ARE OPEN YEAR ROUND FOR THOS HARDY WINTER CAMPERS. CARETAKERS ARE ON SITE YEAR ROUND AND PATROL THE PARK FOR SECURITY DAILY. LOCATED JUST A COUPLE OF BLOCKS FROM THE MAIN STREET IN TOWN AND THOSE FABULOUS EATING ESTABLISHMENTS. AND OH SO MANY LIQUOR STORES. RIVERSIDE IS A GATED COMMUNITY SO CALL FOR GATE ACCESS.