

82, 200 4 Avenue SW  
Sundre, Alberta

MLS # A2257608

**\$110,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	239 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Creek/River/Stream/Pond, Level, Low Mainten		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Co-operative
<b>Floors:</b>	Wood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle, Mixed	<b>Condo Fee:</b>	\$ 1,050
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	SR - Seasonal Residential
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Propane, See Remarks
<b>Features:</b>	Recreation Facilities		

**Inclusions:** 2022 - 29.91' Keystone RV, 10'x23' Arizona room, 10'x12' bunkie w/ porch, covered front deck, garden shed, firewood shed, firepit, outdoor furniture, indoor furniture, kitchen wares in RV, AC, BBQ & 3-20gal propane tanks

&bull; Turnkey getaway in Riverside RV Village, Sundre! This immaculate 2022 29.91' Keystone RV has barely been moved&mdash;just from the dealership to site&mdash;and features a private primary bedroom, bunk beds, and an oversized fridge. &bull; Enjoy the spacious 10'x23' Arizona room (furnished with sectional, table, chairs, BBQ & beer fridge), plus a bunkie that sleeps 5 or doubles as a hobby space. Extras include a garden shed, firewood shelter, and fire pit. &bull; The private lot is bordered by Prairie Creek and close to the clubhouse. Riverside RV Village offers four-season access, showers, laundry, and year-round community fun&mdash;all for only \$1,050/yr in condo fees. Just 1 hour to Calgary or Red Deer, Sundre offers small-town charm, boutique shopping, dining, recreation, arts, and nature at your doorstep. The trailer, addition, accessory buildings and decks are awaiting a letter of compliance from the Riverside Board of Directors. Water and sewer are connect to the Town of Sundre; however the service is seasonal. Electricity is available all year round.