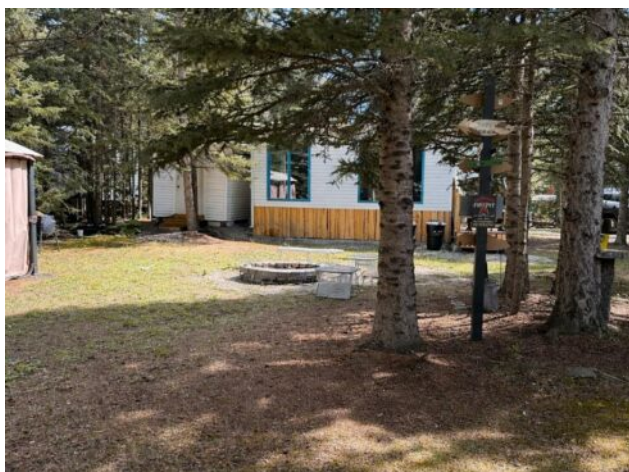


109, 200 4 Avenue SW  
Sundre, Alberta

MLS # A2279916

# \$119,900



Division:	NONE		
Type:	Residential/Other		
Style:	Cottage/Cabin		
Size:	200 sq.ft.	Age:	1997 (29 yrs old)
Beds:	1	Baths:	-
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Close to Clubhouse, Corner Lot, Gazebo, Triangular Lot		

Heating:	None	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,135
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	-	Utilities:	-
Features:	Wood Windows		

**Inclusions:** Storage shed, wood shed behind addition

This hidden gem is perfectly positioned on an extra-large pie lot. The lot includes a 20' x 10' covered addition with an attached 6' x 10' deck, a storage shed, woodshed, and large firepit. Just bring your trailer or park model and you'll be ready to kick off summer with comfort and style. This sunny and beautiful lot offers mature trees and great privacy. Riverside is a gated, seasonal community set along the Red Deer River, known for its peaceful setting and incredible access to nature. You'll enjoy seasonal water and sewer, power hookups, and the safety and convenience of year-round caretakers. The community features a clubhouse with seasonal laundry and showers, playground, horseshoe pits, and a shared firepit area, plus a year-round washroom and laundromat facility. Located within the town of Sundre, you're just minutes from restaurants, pubs, grocery stores, gas stations, ice cream shops, and three golf courses. With crown land, lakes, bike trails, and endless outdoor adventures nearby, this is a perfect home base for every season. Whether you're a weekend camper or a year-round adventurer, this is your chance to own a one-of-a-kind lot in a sought-after community. This spacious retreat offers unbeatable access to the Clubhouse and park amenities, making it ideal for relaxing weekends or seasonal living.