# \$170,000 - 197, 200 4th Avenue Sw, Sundre

MLS® #A2160576

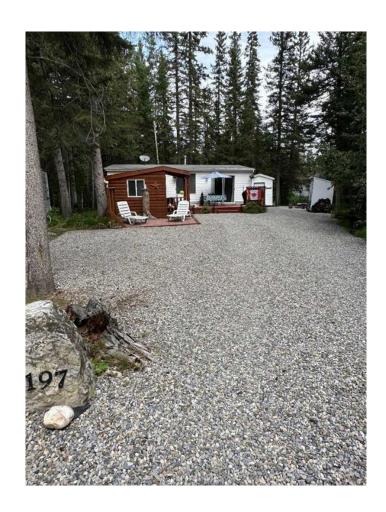
# \$170,000

1 Bedroom, 1.00 Bathroom, 741 sqft Residential on 0.12 Acres

NONE, Sundre, Alberta

RIVERSIDE RV PARK in Sundre. A great summer home or a weekend retreat. This unit is located in phase 5 which is the most private part of the park and probably the largest lot as well. Backs onto a year round spring fed creek and common condo land. Very private. The Rv is a 1997 park model with a front slide consisting of dining room, kitchen, 4 piece bathroom and bedroom. In the bathroom there is a stacked washer and dryer. The addition is one large room used as a living room or family room with a propane fireplace to cozy up to on those cooler evenings. There is a small cabin that has an electric fireplace. A storage shed and woodshed. Price includes all furnishings and chattels except for personal items. This is a seasonal unit as water and sewer are shut off during winter months.

Riverside is a gated community located within the town of sundre along the West Bank of the red deer river. Year round caretakers patrol the park and maintain inside cleaning of the clubhouse washrooms and laundry facilities. The property can be used in winter as the front set of washrooms and laundry facilities are open year round. Lots of winter campers here who bring their water and use a portapotty. Condo fees are \$975 annual which covers caretaker fees, garbage disposal, seasonal water and sewer and maintenance on park owned facilities. Please note the recent appraisal located in documents. Call your favorite realtor for a viewing. This one



shouldn't last as there are so many extras and this huge private lot so hurry!

#### Built in 1998

## **Essential Information**

MLS® # A2160576 Price \$170,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 741

Acres 0.12

Year Built 1998

Type Residential Sub-Type Recreational

Style Bungalow

Status Active

# **Community Information**

Address 197, 200 4th Avenue Sw

Subdivision NONE City Sundre

County Mountain View County

Province Alberta
Postal Code T0M 1X0

## **Amenities**

Amenities Clubhouse, Park, Playgrour

Room

Utilities Water Paid For, Electricity

Available

Parking Spaces 4

Parking Off Street

#### Interior

Interior Features Bookcases, No Animal Home, No Smoking Home
Appliances Dishwasher, Gas Stove, Refrigerator, Range Hood

Heating Forced Air, Propane, See Remarks





Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Free Standing, Wood Burning Stove

Basement None

#### **Exterior**

Exterior Features Fire Pit

Lot Description Creek/River/Stream/Pond, Cul-De-Sac, Level, See Remarks, Treed, Pie

Shaped Lot, Private

Roof See Remarks
Construction See Remarks
Foundation See Remarks

### **Additional Information**

Date Listed August 29th, 2024

Days on Market 305
Zoning DC
HOA Fees 975
HOA Fees Freq. ANN

# **Listing Details**

Listing Office 4th Street Holdings Ltd.

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