

# **\$312,500 - 7, 5227 Township Road 320, Rural Mountain View County**

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MLS® #A2227665

**\$312,500**

1 Bedroom, 1.00 Bathroom, 483 sqft  
Residential on 0.16 Acres

Bergen Springs, Rural Mountain View County,  
Alberta

Welcome to your YEAR ROUND HOME IN THE WOODS! This property has been lovingly cared for by its original owners for nearly 2 decades & now it is time for someone else to love it too! One of the few PARK MODEL HOMES in Bergen Springs Estates, this is a rare find for anyone who is looking for a recreational property or to live full time - the current owners have lived here full time for years. As you enter the HUGE COVERED DECK notice the GAS LINE for your BBQ & also the gas overhead heater (included). The main entrance to the home through the patio door leads you to the generous living room w/corner electric FIREPLACE (installed approximately 2019) as well as windows everywhere (all blinds inc). Soaring trees are your view from this home! The dining/kitchen has room for a good sized table & also has a cute coffee bar area. The OTR MICROWAVE is newer & upgraded and there is also a GAS STOVE & full sized fridge. Down the hall you will find a closet with plumbing to install a washer & dryer if desired. The 3 pc bath has good storage as well. There is also a generous closet next to the bathroom & here you will find your hot water tank. The bedroom has a QUEEN SIZED next to new BED w/drawers built in (all included as well). There is a spot for TV hook up in the bedroom as well as the living room & a TV in the home is



included. Outside find the gazebo to rival all gazebos - room to hook up 4 tvs as well as 4 receivers - over the years there has been known to have been 4 different sports playing at once. There is also a shed, greenhouse & Shelterlogic tent inc. The septic tank is newer and holds 1500 gallons & for the winter months you can fill your 1000 gallon holding tank cistern. Lock and leave year round or stay and live full time. Bergen Springs offers a pond for skating in winter (maintained by community members), kayak or canoe in the summer, playground, COMMUNITY CENTRE, OFF LEASH DOG PARK, well run condo association & so much more. Only 10 minutes to Sundre & all the amenities it has to offer including rec centre & pool. Bergen Springs is a short walk to Fallen Timber Creek (Davidson Park). From May to October enjoy the benefits of being on park water and our condo fees are only \$610 A YEAR!! Snow removal is also included in your fees. Currently the best value in the park!

Built in 2004

### **Essential Information**

MLS® #	A2227665
Price	\$312,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	483
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

### **Community Information**

Address	7, 5227 Township Road 320
Subdivision	Bergen Springs
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Driveway, Parking Pad

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)
Appliances	Electric Water Heater, Gas Range, Microwave Hood Fan, Refrigerator, See Remarks, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, See Remarks
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Corners Marked, Gazebo, Level, Low Maintenance Landscape, Many Trees, See Remarks, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	June 4th, 2025
Days on Market	20
Zoning	9

### Listing Details

Listing Office	Century 21 Masters
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