

# \$49,900 - D Timber Road, Sundre

MLS® #A2191520

**\$49,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.05 Acres

NONE, Sundre, Alberta

PRICE REDUCED! Great opportunity to snap up this nice vacant lot backing onto a natural space and facing East and directly across the street from a huge green space which includes Playground, Basketball/Pickle Ball courts and the new gazebo coming. Purchase now and enjoy the entire season. No need to worry about booking a campsite anymore. For anyone with small children, you can sit and enjoy your morning coffee while watching the kids at the playground from your included deck. Others may enjoy reading in the morning sun. This lot is very close to the main owners entrance and also a few lots away from an amenities building that has washrooms that are open all year round for those winter show-shoe visits. Tall Timber RV resort is located on the eastern edge of friendly Sundre AB. Shopping and Restaurants are a short drive from the Park and can also be biked and is walkable as well. Tall Timber has many amenities including an Indoor Pool and Hot tub, Horseshoe Pits, Baseball Diamond, Annual Rodeo Grounds, Rec Centre. This is a well managed Park with low yearly Fees ( \$1710.25 ) which include Power, Water and Sewer. Tall Timber is a 3 season Park open from approx. April until early October. The location of this lot is great for easy access to the Rec Centre where the Indoor Pool and Hot tub are located. Tall Timber RV resort has an active volunteer committee which plans many in-park events throughout the season such as Yard Sales, Farmers Market with local



vendors, Food trucks, Dances, Dart Tournaments as well as several planned events for the kids too. You can be as busy as you want OR just sit back and enjoy the solitude of the park. Located about an hour north of Calgary on Highway #22. Note: The lot immediately beside this lot is also for sale (MLS # A2191521 ) which would give you an excellent large combined space to spread out your living space and enjoy.

### Essential Information

|           |              |
|-----------|--------------|
| MLS® #    | A2191520     |
| Price     | \$49,900     |
| Bathrooms | 0.00         |
| Acres     | 0.05         |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | D Timber Road        |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M1X0               |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Coin Laundry, Gazebo, Indoor Pool, Spa/Hot Tub, Trash, Visitor Parking |
|-----------|------------------------------------------------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 2nd, 2025 |
| Days on Market | 223                |
| Zoning         | 9                  |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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