

# \$89,900 - 11 Timber Close, Sundre

MLS® #A2226614

**\$89,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

NONE, Sundre, Alberta

Just listed. Very well maintained 31 foot 5th Wheel ( sleeps 4 ) on a VERY quiet and treed Close within Tall Timber RV Resort located on the eastern edge of the town of Sundre. This 5th Wheel has been well maintained over the years including laminate flooring and Hide-a Bed upgrades and has a rubber roof and vent cover domes to keep out the elements. Nice sized bedroom up front with lots of closet space, a rear facing Livingroom with large windows. Large vinyl shed also on the lot as well as storage under the front of the 5th wheel. Outside there is an attached full length deck ( very solid and well maintained ) covered with an aluminum Awning extending your living space, even if it's raining! The large lot is basically maintenance free and backs onto a common green space for extra privacy giving the feel of additional space. Tall Timber RV Resort is a well run 3- Season Park open from April - October. The low maintenance fees ( 1746.09 annually ) also include Power/Water/Sewer ). There are many park organized events throughout the camping season for young and old alike. Friday's in the Summer there is a mini Farmer's Market in the park where local Vendors are selling their wares and vegetables and baking and other treasures. Often times there are also Food Trucks to enjoy! On occasion there are Family Dances in the community Centre located in the park's Community Centre, Supervised Dart competitions for the kids and parents, Ball Diamonds, Bocce / Horseshoe pitches and if



all that's not enough, there's the Indoor Pool and Hot-tub to enjoy! For the kids there is a couple of playgrounds, Basket-Ball Courts, Pickle-Ball, Gaga Ball, and even a Frisbee Golf course! You can be as busy as you like or you can simply come and enjoy sitting on your deck with a beverage and reading, or visiting with family. Located just over one hour north of the Calgary city limits and approx an hour from Red Deer, it's a beautiful drive through the rolling hills and as you approach Sundre, you get a Panoramic view of the snow-capped Rocky Mountains! The friendly town of Sundre has everything you need as far as Groceries, Pharmacy, Hospital, Hardware stores, Banking, Restaurants....all within about a 20 minute walk of Tall Timber.....even shorter if you bike into town. For those who Golf, there are several Golf Course's nearby, including the Sundre Golf Club which is about 5 minutes from the park. Come for a drive to Sundre and enjoy the scenery on the way up, and also to see this great listing!

### **Essential Information**

MLS® #	A2226614
Price	\$89,900
Bathrooms	0.00
Acres	0.11
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	11 Timber Close
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 0X0

**Amenities**

Amenities                      Clubhouse, Coin Laundry, Gazebo, Indoor Pool, Playground, Spa/Hot Tub, Visitor Parking

**Exterior**

Lot Description              Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, Native Plants

**Additional Information**

Date Listed                    June 2nd, 2025  
Days on Market              4  
Zoning                            9

**Listing Details**

Listing Office                 Real Estate Professionals Inc.

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