

20 & 21, 200 4 Avenue SW
Sundre, Alberta

MLS # A2116197



\$199,999

| | | | |
|------------------|----------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Other | | |
| Style: | Park Model | | |
| Size: | 800 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Few Trees, Rectangular Lot | | |

Heating: Forced Air, Propane

Floors: Laminate, Linoleum

Roof: Metal

Basement: -

Exterior: Wood Frame

Foundation: Wood

Features: Ceiling Fan(s), Central Vacuum, No Animal Home

Water: -

Sewer: -

Condo Fee: \$ 1,950

LLD: -

Zoning: RVDC

Utilities: -

Inclusions: 2 wood sheds, one guest house, one utility garden shed, all furniture, housewares, outdoor picnic table

CREEKSIDE DOUBLE LOT IN RIVERSIDE RV PARK! Own your own get away destination and escape year round to this beautiful double lot with towering trees, year round creek on one side, and access to the RED DEER RIVER for fishing and kayaking! Bring the whole family and even invite your guests! One of a kind park model and addition, upgraded to Modular CSA status in 2000. New Metal roof in 2023. All this space gives you 3 spacious bedrooms, Full size ensuite and 2pc main bath, The kitchen has lots of cupboards, is quite spacious with a dining area and living room attached! Even though the inside is so cozy and comfy, you will want to spend most of the time outside! Visit around the fire, or sip a cool one on the dock overlooking Prairie Creek, a Brook trout breeding ground! Walk down to the Red Deer River and throw a line in and bring home supper! With the additional lot you can invite guests to park their RV in the serviced and graveled site just waiting for them! A guest house provides even more sleeping accommodations or would make a great card room for evening game nights! A tool shed and two wood sheds, firepit with a massive picnic table to host even the largest family get together! RIVERSIDE RV is a 3 season gated RV community along the banks of the Red Deer river and will provide your family with great memories for years to come with its great access to all things recreational including a playground and clubhouse with year round washrooms and showers. Great access to the towns amenities, 4 local golf courses and the beautiful west country Sundre is known for! COME and PLAY at your own campfire year round! It all starts with a viewing!!