

8, 200 4 Avenue SW
Sundre, Alberta

MLS # A2160453



\$250,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Bungalow		
Size:	759 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 975
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	SR
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: All Furnishings, Guest Cabin, Storage shed

YEAR ROUND RV IN RIVERSIDE RV VILLAGE in Sundre. High demand for this type of year round home with all year round services including water and sewer, natural gas and telephone and upgraded 100 amp power. There are only 12 like this in the entire area and when they come available they sell fast. This unit is located at the end of cul de sac on probably one of the largest lots in the park and is bordered by a year round spring fed creek. The home is a 2007 Breckenridge 12by 40 fully upgraded park model. Upgrades include log siding and skirting outside and tastefully decorated and staged to look like a cabin. It includes living room, kitchen 4 piece bathroom and bedroom. The addition is 12 by 22 and is used as a family room with access through a separate hallway door from the Rv. Includes a cozy natural gas fireplace to curl up near with a good book or to watch your favorite show or movie. Outside there is a covered porch as well as huge ground level decks. Included is a small finished cabin for those extra guests, a storage shed and a wood shed. Annual condo fees are \$975 which covers garbage, year round water and sewer, maintenance on the condo owned clubhouse and year round washrooms and laundry facilities as well as full time caretaker fees and their residence. Riverside is a gated community located within the town of sundre along the West Bank of the red deer river and caretakers patrol the park daily. The perfect home for single people or retirees. Call your favorite realtor or me for a viewing as this is a very rare offering and shouldn't last long. The property is offered without upgraded and beautiful furnishings and decor but furnishings can be purchased for \$10,000 over list price. Furnishings include a new murphy bed.