

# \$170,000 - 197, 200 4th Avenue Sw, Sundre

MLS® #A2160576

**\$170,000**

1 Bedroom, 1.00 Bathroom, 741 sqft

Residential on 0.12 Acres

NONE, Sundre, Alberta

RIVERSIDE RV PARK in Sundre. A great summer home or a weekend retreat. This unit is located in phase 5 which is the most private part of the park and probably the largest lot as well. Backs onto a year round spring fed creek and common condo land. Very private. The Rv is a 1997 park model with a front slide consisting of dining room, kitchen, 4 piece bathroom and bedroom. In the bathroom there is a stacked washer and dryer. The addition is one large room used as a living room or family room with a propane fireplace to cozy up to on those cooler evenings. There is a small cabin that has an electric fireplace. A storage shed and woodshed. Price includes all furnishings and chattels except for personal items. This is a seasonal unit as water and sewer are shut off during winter months.

Riverside is a gated community located within the town of Sundre along the West Bank of the Red Deer River. Year round caretakers patrol the park and maintain inside cleaning of the clubhouse washrooms and laundry facilities. The property can be used in winter as the front set of washrooms and laundry facilities are open year round. Lots of winter campers here who bring their water and use a portapotty. Condo fees are \$975 annual which covers caretaker fees, garbage disposal, seasonal water and sewer and maintenance on park owned facilities. Please note the recent appraisal located in documents. Call your favorite realtor for a viewing. This one



shouldn't last as there are so many extras and this huge private lot so hurry!

Built in 1998

### Essential Information

MLS® #	A2160576
Price	\$170,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	741
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Recreational
Style	Bungalow
Status	Active

### Community Information

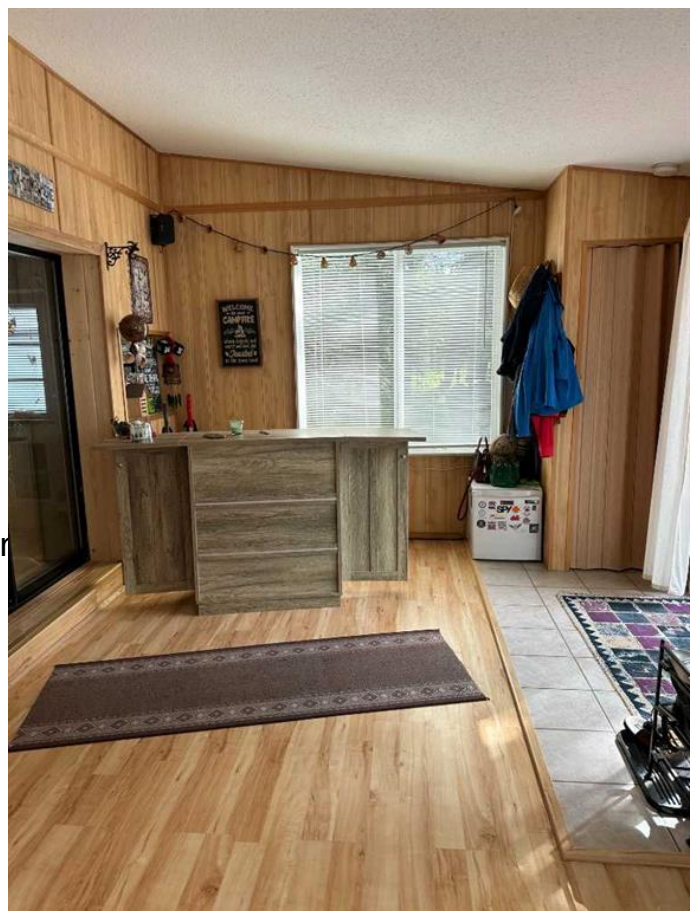
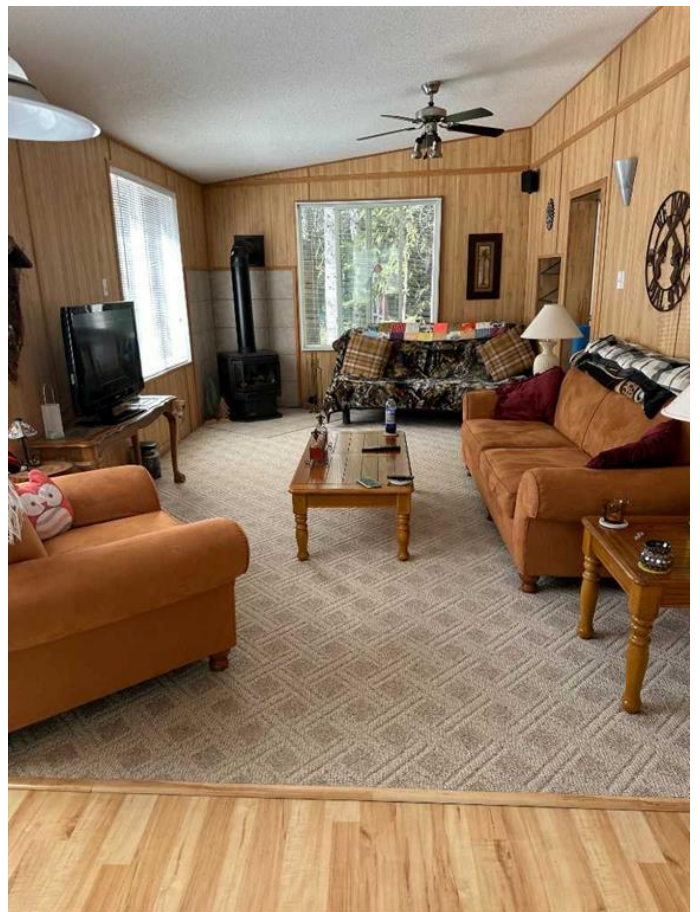
Address	197, 200 4th Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Amenities	Clubhouse, Park, Playground Room
Utilities	Electricity Paid For, Heating For
Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home, Bookcases
Appliances	Dishwasher, Refrigerator, Gas Stove, Range Hood
Heating	Forced Air, Propane, See Remarks



Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Level, Treed, Creek/River/Stream/Pond, Cul-De-Sac, Pie Shaped Lot, Private, See Remarks
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### **Additional Information**

Date Listed	August 29th, 2024
Days on Market	230
Zoning	DC
HOA Fees	975
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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