

# \$85,000 - 12 Timber Dr, Sundre

MLS® #A2195782

**\$85,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.08 Acres

NONE, Sundre, Alberta

Don't miss out this opportunity to OWN a rare lot in Tall Timber facing a beautiful green space down a quiet road. Tall Timer is Sundre's PREMIER Leisure Park, with many features including an Indoor Pool and Hot Tub, Snack Bar, 2 Large Playgrounds, Bocce Court, Horseshoe Pits, Baseball Diamond, Disc Golf, Pickleball courts AND a GaGa Ball Pit. This gated community is a community for the WHOLE family. Now step into your own oasis..12 Timber Drive is an attractive lot with beautiful landscaping and low maintenance yard. Enter into the 2010 Eagle Jayco Trailer (ONE owner) that is meticulously kept, with a huge master bedroom, open floor plan pull out couch for more guests! Even with the ideal trailer you will want to spend your days watching the deer pass by and listening to the birds sing on the large covered deck. Patio stones walking around the lot, beautiful brick work and all the space you need to enjoy those sunny summer days. Tall Timber is a little piece of heaven with something for the whole family to enjoy! Tall Timber is close to Red Deer River, all the amenities of the West County Sundre is known for but is tucked in close to town for easy access to all the necessities. Hiking, swimming, fishing, a bakery, coffee shops..the list is endless. Come check out your new summer retreat!



## Essential Information

MLS® #	A2195782
Price	\$85,000
Bathrooms	0.00
Acres	0.08
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	12 Timber Dr
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

### Amenities

Amenities	Laundry, Parking, Picnic Area, Playground, Pool, Park, Racquet Courts, Recreation Facilities, Secured Parking, Visitor Parking
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### Exterior

Exterior Features	Barbecue, Fire Pit, Playground, Storage, Basketball Court, Tennis Court(s)
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Views, Open Lot

### Additional Information

Date Listed	February 19th, 2025
Days on Market	60
Zoning	9

### Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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