

\$69,000 - 199, 370165 79 Street E, Aldersyde

MLS® #A2204933

\$69,000

0 Bedroom, 0.00 Bathroom,
Land on 0.05 Acres

N/A, Aldersyde, Alberta

Situated across from the River lots Easy access to the River. Lot Size is 37 ft wide by 69 ft long.

This is a seasonal RV Park Open April 1 to October 31 yearly. This lot has a paved parking pad in front and then a gravel pad for the RV to sit on. There is a raised deck (12' x 16') built 2023 A 10' x 12' Gazebo with wooden deck built in 2023, 9 x 8 Shed included.. Country Lane Estates is a gated community and you can live here up to 7 months of the year. The water is turned on for the season when the ground thaws and the water is turned off before it freezes. It is a self-managed condo that is very involved in the community and there are lots of activities to get involved in throughout the week They have an office that is open during the week Condo fees are \$250 mo. but . As of approximately June the lots will be metered for power and will be bill accordingly. the condo fees will be reduced to approximately \$185.00 per month There is a clubhouse that has laundry facilities, gym, library, games room with a pool table, poker / games room, and an rec room. There is a pool and a hot tub . There is a playground on site for the kids. Close to highway 2 and 2A so getting to Okotoks High River is easy. As of June there will be power meters installed on each lot and the power will be billed monthly and power will not be included in the condo fees. Condo fees are \$250.00 per month until the power meters are installed and will then be \$185.00 per month



The 2022 Keystone trailer 243RN
could be purchased separately for \$30,000.00

Essential Information

MLS® #	A2204933
Price	\$69,000
Bathrooms	0.00
Acres	0.05
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	199, 370165 79 Street E
Subdivision	N/A
City	Aldersyde
County	Foothills County
Province	Alberta
Postal Code	T0L0A0

Amenities

Amenities	Clubhouse, Coin Laundry, Party Room, Playground, Visitor Parking, Dog Park
Utilities	Electricity Available, Sewer Available, Water Available, Underground Utilities
Waterfront	River Access

Exterior

Exterior Features	RV Hookup
Lot Description	Lawn, Sloped, Gazebo

Additional Information

Date Listed	March 23rd, 2025
Days on Market	12
Zoning	2

Listing Details

Listing Office	Stonemere Real Estate Solutions
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