

**151, 33051 Range Road 60
Rural Mountain View County, Alberta****MLS # A2235925****\$130,000**

Division:	NONE
Lot Size:	0.07 Acre
Lot Feat:	Few Trees, Lawn, Level, Near Golf Course, Rectangular Lot
By Town:	Sundre
LLD:	6-33-5-W5
Zoning:	1
Water:	Other
Sewer:	-
Utilities:	-

Welcome to Sundre River Resort – a unique opportunity to own a share in a beautiful, family-oriented community surrounded by nature. This co-op style ownership gives you exclusive use of your own fully serviced lot, complete with water, sewer, and power, all nestled along the scenic Bearberry Creek. Lot #151 is a 45' x 66' lot with open views of a quiet field. It features a large 25' x 14.5' uncovered deck with metal railings and steps—perfect for entertaining or enjoying time outdoors. The property is fully enclosed with a chain-link fence and includes low-maintenance landscaping. A 10' x 10' bunkie provides extra space for guests, storage, or a private retreat. A double parking pad in front of your yard ensures there's room for you and your guests! All you need is your RV or Park Model and you are set! Sundre River Resort is more than just a place to park your RV – it's a welcoming, tight-knit community where friendly neighbors become friends. With over 50 acres of forested trails and river paths to explore, it's easy to enjoy nature at your own pace. Kids can burn off energy at any of the three playgrounds or the large soccer field, while your four-legged family members will love the designated off-leash dog area. The resort features a spacious cookhouse and outdoor BBQ area, along with a clubhouse that offers laundry and hot showers. There's always something fun happening at the park, from the exciting poker run and chili cook-off to themed seasonal celebrations like Halloween in August and Christmas in July. Whether you're looking for a peaceful retreat or an active community, Sundre River Resort offers the perfect balance of both – with nearby golf courses, on-site RV storage, and a full calendar of social events. Come experience the charm, comfort, and friendship at Sundre River Resort. * The monthly maintenance fee is \$180 and includes property taxes, sewer, water, electricity and garbage disposal. **Please note that the number listed for the property taxes is for the entire 160 acres and is covered by the monthly maintenance fee.