

**111 & 112, 200 4 Avenue SW
Sundre, Alberta**

MLS # A2236098



\$169,900

Division: NONE

Lot Size: 0.23 Acre

Lot Feat: Close to Clubhouse, Near Golf Course, Near Shopping Center, Rectangular

By Town: -

LLD: -

Zoning: SR

Water: -

Sewer: -

Utilities: -

This exceptional offering includes two adjacent titled lots—each approximately 5,000 sq. ft.—in the sought-after gated community of Riverside along the Red Deer River in Sundre. Whether you're dreaming of a shared family retreat, extra privacy, or a smart investment, this is a rare chance to own side-by-side recreational properties that truly feel like your own private oasis. Lot 112 features a 29' x 2004 Jay Flight trailer with two sets of bunk beds, a pull-out, and two bedrooms—comfortably sleeping 8—plus a large tool shed and a well-maintained outdoor space. The efficient kitchen and large windows flood the interior with natural light, while the comfy furniture makes it ready for you to simply unpack and relax. Enjoy mornings on the huge, covered deck, the perfect spot for coffee, or gather around the fire pit in the evening for marshmallows and stories. Lot 111 offers a large parking pad ready for your own trailer or park model home, a spacious 10x12 bunkhouse that is perfect for guests or grandkids, as well as a generous yard that feels a little like a fairytale the moment you step foot in it. There is an absolutely gorgeous area for outdoor entertaining, reading your favorite book, or simply soaking up nature in your new getaway retreat. Riverside is a gated community with seasonal town water and sewer, and everything is walking distance—just a short stroll to shops, restaurants, and many other amenities the town of Sundre has to offer. Additional facilities include a clubhouse, playground, horseshoe pits, year-round washrooms and laundry, beautiful walking trails all just minutes from golf, fishing, and endless mountain adventures. Properties like this rarely come available. Buy together or separately—either way, it's time to treat yourself and embrace the lifestyle you deserve.