

**45 Timber Trail
Rural Mountain View County, Alberta****MLS # A2255481****\$125,000****Division:** NONE**Lot Size:** 0.07 Acre**Lot Feat:** -**By Town:** Sundre**LLD:** 3-33-5-W5**Zoning:** 9**Water:** See Remarks**Sewer:** -**Utilities:** -

Escape to Sundre's Tall Timber Leisure Park, and extremely well run three season Park where you enjoy your own titled Property and have use of all the amenities! This well-kept recreational property is perfectly set up for relaxation and adventure! This 2,872 sq. ft. lot looks onto a peaceful farmer's field framed by towering spruce trees, giving you a private, natural setting. On site is a 2008 Huron Ridge Park Model, featuring a primary bedroom, full bathroom, spacious kitchen, and bright living area. Hosting friends? The hide-a-bed sofa provides extra sleeping space. Step outside and onto your large covered patio with a hard-shell insulated roof—ideal for enjoying the outdoors in any weather. Spend evenings on the stone patio, gathered around the fire, making memories with family and friends. As an owner in Tall Timber, you'll enjoy an unbeatable list of amenities: Indoor swimming pool & hot tub, Basketball & volleyball courts, Ball pits, frisbee golf & horseshoes, Baseball diamond & kids' park. Easy river access for fishing, kayaking, or floating. All this just minutes from Sundre—Gateway to the West Country with mountains, rivers, and and it's even close by to the golf course. Whether it's weekends away or a seasonal home base, this property is ready for you to start enjoying.