

**82, 200 4 Avenue SW
Sundre, Alberta**

MLS # A2257608



\$110,000

Division:	NONE		
Type:	Residential/Other		
Style:	Cottage/Cabin		
Size:	239 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Creek/River/Stream/Pond, Level, Low Maintenance		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle, Mixed	Condo Fee:	\$ 1,050
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	SR - Seasonal Residential
Foundation:	-	Utilities:	Electricity Connected, Propane, See Remarks
Features:	Recreation Facilities		

Inclusions: 2022 - 29.91' Keystone RV, 10'x23' Arizona room, 10'x12' bunkie w/ porch, covered front deck, garden shed, firewood shed, firepit, outdoor furniture, indoor furniture, kitchen wares in RV, AC, BBQ & 3-20gal propane tanks

• Turnkey getaway in Riverside RV Village, Sundre! This immaculate 2022 29.91' Keystone RV has barely been moved—just from the dealership to site—and features a private primary bedroom, bunk beds, and an oversized fridge. • Enjoy the spacious 10'x23' Arizona room (furnished with sectional, table, chairs, BBQ & beer fridge), plus a bunkie that sleeps 5 or doubles as a hobby space. Extras include a garden shed, firewood shelter, and fire pit. • The private lot is bordered by Prairie Creek and close to the clubhouse. Riverside RV Village offers four-season access, showers, laundry, and year-round community fun—all for only \$1,050/yr in condo fees. Just 1 hour to Calgary or Red Deer, Sundre offers small-town charm, boutique shopping, dining, recreation, arts, and nature at your doorstep. The trailer, addition, accessory buildings and decks are awaiting a letter of compliance from the Riverside Board of Directors. Water and sewer are connect to the Town of Sundre; however the service is seasonal. Electricity is available all year round.