

**1, 200 4 Avenue SW
Sundre, Alberta**

MLS # A2267082



\$250,000

Division:	NONE		
Type:	Residential/Other		
Style:	Cottage/Cabin		
Size:	722 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,050
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	SR- Seasonal Residential
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), French Door		

Inclusions: 2007 Destiny RV, (kitchen island, pullout couch, electric fireplace, cabinet), ~12'x24' addition, (bench, 2 chairs, wood cabinet), ~10'x10' insulated powered bunkie, insulated powered workshed, firewood shelter, firewood, deck, cook shack, Napolean BBQ 2500, StarLink (\$147/month), new upright freezer, beer fridge, oil heaters, bistro table & chairs, 2 patio sets, reverse osmosis, lawn tools, storage bins, propane cook stove w/ 30" griddle, patio lighting, firepit, yard decor, 2 umbrellas

Riverside RV Village — Year-Round Living! One of only 12 exclusive sites in Riverside RV Village directly connected to town water and sewer, allowing for true all-season living in this highly sought-after gated community—the perfect blend of comfort and attainability. This property features a 2013 Destiny RV, a 12' x 24' Arizona room with cozy wood-burning stove, a 10' x 10' powered and insulated bunkie, and a powered, insulated workshed. You'll also appreciate the firewood shelter and spacious deck for relaxing or entertaining. So many extras to make it move in ready. Ideally located across from the community laundry and washrooms, with Prairie Creek in your backyard and the Red Deer River and scenic trails just across the lane—it's the perfect spot for nature lovers. Sundre is a vibrant small town offering arts, culture, hospital, fitness facilities, and endless outdoor recreation—everything you could want just 1 hour from Calgary or Red Deer.