

**151, 370165 79 Street E
Rural Foothills County, Alberta**

MLS # A2280715



\$179,900

Division:	Country Lane RV Park		
Type:	Residential/Other		
Style:	Park Model		
Size:	490 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 188
Basement:	-	LLD:	24-20-29-W4
Exterior:	Vinyl Siding	Zoning:	DC-10
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s)		

Inclusions: All interior and exterior furniture except for the bed frame, mattress, office chair and barbeque

Welcome to Country Lane Estates, a neat RV community alongside the Sheep River and just outside of Okotoks, with close proximity to Calgary! This park has a sense of pride of ownership throughout the community and is seasonal-open from April 1st to October 31st. You will absolutely ENJOY this renovated park model which comes fully furnished with all the furniture inside and out except for the master bed, mattress, office chair and barbeque! You will love the bright, new kitchen, including newer appliances and a pantry in the hallway cabinets (which double up as an entry closet with extra storage), plus the bright cozy dining area with table and chairs. The living room features a newer sofa which doubles up as a hide-a-bed, the 40" smart TV and a new electric fireplace for those chilly evenings in Alberta. The 4 pc bath comes with a large shower, new vanity and toilet. The laundry area has enough space for the desk which is included and the primary bedroom features a new wall unit as well as extra storage above the bed. This whole unit has been freshly painted and comes with hardwood in the main living area, newer carpet in the bedroom and new flooring in the rest of the home. You have the advantage of a maintenance free yard which is freshly manicured with some green turf, perennials, a large 3 season solarium which includes the furniture and lots of deck area. You will love the 12x12 storage shed which has recently been converted into a bedroom and comes with all the furniture-so convenient for family or guests that come. The Clubhouse at the entrance to the park boasts a fitness gym, an outdoor pool, hot tub, laundry facility, BBQs, meeting spaces and a lounge with pool table, games, books and an auditorium with a stocked kitchenette for larger events that you may want to host. Being that it's right alongside the river you can enjoy

fishing, walks along the river or the walking path in the park so you can stop to chat with neighbors AND your kids will enjoy the playground and the dog park. This is a very friendly RV park that definitely has a great sense of community. This is a bare land condo and the power meters will be installed on each individual lot this June bringing the condo fees down to \$188. per month.