

**197, 200 4th Avenue SW  
Sundre, Alberta**

**MLS # A2160576**

**\$135,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Bungalow		
<b>Size:</b>	741 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Level, Pie Shaped Lot, Private, See Remarks		

<b>Heating:</b>	Forced Air, Propane, See Remarks	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 975
<b>Basement:</b>	None	<b>LLD:</b>	34-32-5-W5
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	DC
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	Electricity Paid For, Heating Paid For, Phone Not, Water Paid For
<b>Features:</b>	Bookcases, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	None		

RIVERSIDE RV PARK in Sundre. A great summer home or a weekend retreat. This unit is located in phase 5 which is the most private part of the park and probably the largest lot as well. Backs onto a year round spring fed creek and common condo land. Very private. The RV is a 1997 park model with a front slide consisting of dining room, kitchen, 4 piece bathroom and bedroom. In the bathroom there is a stacked washer and dryer. The addition is one large room used as a living room or family room with a propane fireplace to cozy up to on those cooler evenings. There is a small cabin that has an electric fireplace. A storage shed and woodshed. Price includes all furnishings and chattels except for personal items. This is a seasonal unit as water and sewer are shut off during winter months. PLEASE TAKE NOTE THAT THE PROPERTY HAS BEEN APPRAISED BY AN ACCREDITED APPRAISER FOR \$170,000, (copy is available in documents) While the older park model has everything and the present owners love it, some potential buyers would prefer it be replaced with a newer model of park model. THE SELLERS ARE NOT PREPARED TO REMOVE IT, HOWEVER THEY ARE REDUCING THE PRICE TO ALLOW FOR A BUYER TO REMOVE IT AND REPLACE IT WITH A NEWER PARK MODEL. Riverside is a gated community located within the town of Sundre along the West Bank of the Red Deer River. Year round caretakers patrol the park and maintain inside cleaning of the clubhouse washrooms and laundry facilities. The property can be used in winter as the front set of washrooms and laundry facilities are open year round. Lots of winter campers here who bring their water and use a portapotty. Condo fees are \$1075 annual which covers caretaker fees, garbage disposal, seasonal water and sewer and maintenance on park owned facilities. Please note the



recent appraisal located in documents. Call your favorite realtor for a viewing. This one shouldn't last as there are so many extras and this huge private lot so hurry!