

62 Beaver Bend
Rural Mountain View County, Alberta**MLS # A2210293****\$90,000**

Division:	Bergen Springs
Lot Size:	0.15 Acre
Lot Feat:	-
By Town:	Sundre
LLD:	34-31-5-W5
Zoning:	9
Water:	Co-operative
Sewer:	Septic Tank
Utilities:	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

NEW PRICE =s GREAT VALUE!!! Escape the stress of online bookings, weekend setup and takedown, and instead, add a touch of paradise to your life at Bergen Spring Estates. This four-season recreational community offers something for everyone, year-round. Located on a 0.15-acre lot, surrounded by trees, the property is fully serviced with annual condo fees of \$560. These fees cover snow removal, seasonal water (May to October), common area maintenance, landscaping, and clubhouse privileges. Community amenities include walking trails, a children's park, a community garden, and a picturesque pond perfect for fishing in the summer and skating in the winter. Outside the community, the nearby town of Sundre (just 7 minutes away) offers everything you need, plus a wealth of outdoor activities such as golfing, fishing, kayaking, hiking, and more. This is an ideal location for outdoor enthusiasts or families seeking a retreat where everyone can gather and play. Call today to schedule a viewing.