

# \$199,999 - 20 & 21, 200 4 Avenue Sw, Sundre

MLS® #A2116197

**\$199,999**

3 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.18 Acres

NONE, Sundre, Alberta

CREEKSIDE DOUBLE LOT IN RIVERSIDE RV PARK! Own your own get away destination and escape year round to this beautiful double lot with towering trees, year round creek on one side, and access to the RED DEER RIVER for fishing and kayaking! Bring the whole family and even invite your guests! One of a kind park model and addition, upgraded to Modular CSA status in 2000. New Metal roof in 2023. All this space gives you 3 spacious bedrooms, Full size ensuite and 2pc main bath, The kitchen has lots of cupboards, is quite spacious with a dining area and living room attached! Even though the inside is so cozy and comfy, you will want to spend most of the time outside! Visit around the fire, or sip a cool one on the dock overlooking Prairie Creek, a Brook trout breeding ground! Walk down to the Red Deer River and throw a line in and bring home supper! With the additional lot you can invite guests to park their RV in the serviced and graveled site just waiting for them! A guest house provides even more sleeping accommodations or would make a great card room for evening game nights! A tool shed and two wood sheds, firepit with a massive picnic table to host even the largest family get together! RIVERSIDE RV is a 3 season gated RV community along the banks of the Red Deer river and will provide your family with great memories for years to come with its great access to all things recreational including a playground and clubhouse with year round washrooms and showers. Great



access to the towns amenities, 4 local golf courses and the beautiful west country Sundre is known for! COME and PLAY at your own campfire year round! It all starts with a viewing!!

Built in 2000

### **Essential Information**

MLS® #	A2116197
Price	\$199,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	800
Acres	0.18
Year Built	2000
Type	Residential
Sub-Type	Recreational
Style	Park Model
Status	Active

### **Community Information**

Address	20 & 21, 200 4 Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

### **Amenities**

Amenities	Clubhouse
Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer

Heating	Baseboard, Propane
Cooling	None

**Exterior**

Exterior Features	Fire Pit, Playground, Private Yard
Lot Description	Few Trees, Rectangular Lot
Roof	Metal
Construction	Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	June 4th, 2024
Days on Market	332
Zoning	RVDC

**Listing Details**

Listing Office	RE/MAX ACA Realty
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