

\$169,900 - 298, 370165 79 Street E, Rural Foothills County

MLS® #A2223427

\$169,900

0 Bedroom, 0.00 Bathroom,
Land on 0.05 Acres

Country Lane RV Park, Rural Foothills County,
Alberta

Includes Lot and Trailer. Lot size is based on the official map. Low maintenance yard, landscaped, with paved driveway, brick beside the trailer, A large Shed and large Gazebo.

Trailer comes fully furnished

2020 Forest River Cedar Creek Cottage

40C20 " Specifications

" Length: 41.5 feet , " Width: 8.5 feet,

" Height: 12.83 feet

Weight

" Dry Weight: 10,929 lbs, " Payload

Capacity: 2,621 lbs , " Gross Vehicle Weight

Rating (GVWR): 13,550 lbs, " Hitch Weight:

1,550 lbs

Holding Tanks

" Fresh Water Capacity: 57 gallons, "

Gray Water Capacity: 82 gallons, " Black

Water Capacity: 41 gallons

Propane

" Number of Tanks: 2, " Total Capacity:

14.2 gallons (60 lbs)

Construction

" Body Material: Aluminum , " Sidewall

Construction: Fiberglass

Doors and Slide out

" Number of Doors: 2 (including a sliding

glass door), " Number of Slide outs: 3

(power retractable)

Awning

" Number: 1, " Length: 18 feet , "

Power Retractable:



Climate Control

• Air Conditioning: 30,000 BTUs, •

Heater: 40,000 BTUs

Appliances

• Refrigerator: 19.6 cu. ft. Stainless steel ,

12V with icemaker, • Oven/Stove: 3-burner

gas oven with pull-out pan drawer, •

Microwave: Stainless steel, 30•

over-the-range Central Vac, Dishwasher

Interior Features

• Kitchen Island: Residential style with solid surface counter and stainless-steel workstation sink

• Seating: Power theater seating with USB charging ports and luxury hide-a-bed sofa

• Dining: Table with chairs, storage ottoman, table extension, and hidden silverware drawer

Bedroom and Bathroom

• Bed: King-size

• Shower: 48• x 30• one-piece

fiberglass with glass doors and upgraded

shower head• Toilet:

18• high porcelain with top circular flush system

Located in Country Lane Estates along the Sheep River, approximately 15 minutes South of Calgary and 5 minutes South of Okotoks.

Destination Trailer features.

Country Lane Estates Condo information

This is a Bare Land Condo. Fees are payments of \$185 per month . It is a 200-day park open from April 1st to October 31st.

Fees include:

Water

Sewer

Garbage & recycling

All facilities

Park Amenities include:

Pool and Hot Tub

Playground

Dog park

Laundromat with washroom and showers

facilities
Library
Exercise room
Owner’s Lounge with pool table, tv/Wi-Fi
& satellite
Meeting room
Common BBQ area
Great room with kitchen for hosting functions
Seasonal Social Clubs with ongoing park
activities



Essential Information

MLS® #	A2223427
Price	\$169,900
Bathrooms	0.00
Acres	0.05
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	298, 370165 79 Street E
Subdivision	Country Lane RV Park
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0A0

Amenities

Amenities	Clubhouse, Coin Laundry, Park, Party Room, Playground, Recreation Room, Trash, Visitor Parking, Dog Park, Indoor Pool
Utilities	Electricity Available, Sewer Available, Water Available

Exterior

Exterior Features	Storage, Barbecue, Dock, RV Hookup
Lot Description	Corner Lot, Landscaped, Level, Close to Clubhouse

Additional Information

Date Listed	May 23rd, 2025
Days on Market	25
Zoning	DC10

Listing Details

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.