

# **\$160,000 - 190, 200 4 Avenue Sw, Sundre**

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MLS® #A2254921

## **\$160,000**

1 Bedroom, 1.00 Bathroom, 456 sqft

Residential on 0.08 Acres

NONE, Sundre, Alberta

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 subject has a 12' x 28' covered deck. The front yard has a gravel parking pad with some flower beds. The rear yard is landscaped with a fire pit area as well as some lawn. There is a small creek located at the rear of the property. Timber Ridge by Woodland Park, park model structure. The CSA # is 2241-Series, Issue # 3656. Well maintained. Parking Pad, Covered Deck. This is a seasonal unit as water and sewer are shut off during winter months. 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 porta-potty. Condo fees covers caretaker fees, garbage disposal, seasonal water and sewer and maintenance on park owned facilities.

Built in 2006

## **Essential Information**



MLS® #	A2254921
Price	\$160,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	456
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Recreational
Style	Bungalow
Status	Active

### Community Information

Address	190, 200 4 Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Amenities	Clubhouse, Guest Suite, Laundry, Park, Parking, Party Room, Playground
Utilities	Electricity Paid For, Heating Paid For, Phone Not Available, Water Paid For
Parking Spaces	4
Parking	Off Street
Waterfront	See Remarks, Creek

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator
Heating	Forced Air, Propane, See Remarks
Cooling	None
Fireplaces	Free Standing
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond, Cul-De-Sac, Level, Pie Shaped Lot, Private, See Remarks, Treed
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	1
Zoning	SR

### **Listing Details**

Listing Office	Royal LePage Blue Sky
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