

# \$179,900 - 35, 200 4 Avenue Sw, Sundre

MLS® #A2198474

**\$179,900**

1 Bedroom, 1.00 Bathroom, 544 sqft

Residential on 0.07 Acres

NONE, Sundre, Alberta

ESCAPE TO YOUR OWN 3 SEASON RETREAT in the Highly Desirable community of Riverside RV Village in Sundre! Enjoy the perfect getaway in this 2008 Park Model with addition, offering nearly 550 sq. ft. of indoor living space! This charming 1-bedroom unit features an addition currently used as a second bedroom, making it ideal for hosting family and friends. The well-appointed kitchen boasts a propane stove, fridge, and microwave hood fan, ensuring you have all the conveniences of home. A 4-piece bathroom with a linen cupboard provides comfort and functionality. Soak in the natural light with two skylights, perfect for stargazing at night. This move-in-ready retreat comes fully furnished—just bring your food, beverages, and clothes! Enjoy the covered deck with privacy shades, ideal for relaxing with your morning coffee or evening wine. The firepit area backs onto a serene, year-round creek, creating a peaceful ambiance for your outdoor gatherings. Additional features include two storage sheds and two designated parking spots on the lot. Located in a friendly RV park, this community offers fantastic amenities, including a community center/party room, shower house with attached laundry, a park, and RV/boat storage. Don't miss your chance to own this easy-living, nature-filled retreat! —Home Is Where Your Story Begins!—

Built in 2008



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198474    |
| Price          | \$179,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 544         |
| Acres          | 0.07        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Park Model  |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 35, 200 4 Avenue Sw  |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Clubhouse, Playground, Coin Laundry, RV/Boat Storage |
| Parking Spaces | 2                                                    |
| Parking        | Parking Pad                                          |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings                                                        |
| Heating           | Forced Air, Propane                                                                                                  |
| Cooling           | Other                                                                                                                |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Electric                                                                                                             |
| Basement          | None                                                                                                                 |

## Exterior

|                   |                                        |            |      |               |
|-------------------|----------------------------------------|------------|------|---------------|
| Exterior Features | Private Entrance, Storage              |            |      |               |
| Lot Description   | Low Maintenance                        | Landscape, | Many | Trees, Views, |
|                   | Creek/River/Stream/Pond, Native Plants |            |      |               |
| Roof              | Asphalt Shingle                        |            |      |               |
| Construction      | Vinyl Siding, Wood Frame               |            |      |               |
| Foundation        | Block                                  |            |      |               |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 3rd, 2025           |
| Days on Market | 73                        |
| Zoning         | SR - Seasonal Residential |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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