

\$54,900 - 6 Timber Avenue, 5230 27 Highway, Rural Mountain View County

MLS® #A2220206

\$54,900

0 Bedroom, 0.00 Bathroom,
Land on 0.06 Acres

Tall Timber, Rural Mountain View County,
Alberta

Vacation close to home! Enjoy a lot close to the SUNDRE GOLF COURSE! Your own titled RV lot in Tall Timber - only one hour from Calgary! Great for the whole family and anyone of any age. Tall Timber is on the East side of Sundre and close to other amenities - shopping, restaurants, grocery, 3 great golf courses and the west country.

This lot has a DOUBLE GRAVELLED PARKING PAD, mature TREES for some privacy and close to RIVER ACCESS. Good sized DECK and wonderful PATIO area with TIN SHED for additional storage & FIREPIT.

RV (as-is) CAN REMAIN ON SITE IF DESIRED - it is in need of some repair (slide operation, awning and leak) OR CAN BE TAKEN OFF BY SELLERS. RV is a 2000 TAHOE. Been on site since 2005. At the front of the RV is the bedroom and bathroom. Big slide for living/dining. TV area across from living. Kitchen is a nice open layout with with stove, fridge, freezer etc.

Tall Timber Leisure park has some of the best amenities around! INDOOR POOL, hot tub, community centre, 2 PLAYGROUNDS, volleyball court, basketball/PICKLEBALL courts, horseshoe pits, ball diamond, bocce ball lanes, & disc golf. Access to the RED



DEER RIVER A BONUS. Coin laundry and shower facilities on site along with boat/ATV storage. Seasonal living / utilities with swipe card access year round.

Your annual condo fee includes water, power, sewer services, garbage as well as unlimited use of the amenities. There is also a SOCIAL COMMITTEE that hosts several great EVENTS THROUGHOUT THE SUMMER. Come enjoy all that Tall Timber has to offer!

Essential Information

| | |
|-----------|------------------|
| MLS® # | A2220206 |
| Price | \$54,900 |
| Bathrooms | 0.00 |
| Acres | 0.06 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 6 Timber Avenue, 5230 27 Highway |
| Subdivision | Tall Timber |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M1X0 |

Amenities

| | |
|------------|--|
| Amenities | Clubhouse, Coin Laundry, Indoor Pool, Party Room, Playground, Racquet Courts, Recreation Facilities, RV/Boat Storage, Trash, Visitor Parking |
| Waterfront | River Access |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 102 |
| Zoning | P-PCR |

Listing Details

Listing Office RE/MAX real estate central alberta

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