

# \$67,900 - 2 Timber Crescent, Sundre

MLS® #A2207391

**\$67,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.09 Acres

N/A, Sundre, Alberta

Great opportunity get this nice RV/Lot package fronting onto a natural common space and facing East on a secluded, private cul-de-sac. Just a beautiful large Lot amongst the trees. Lots of room for a Park Model if you ever wanted to upgrade. The rear yard has your shed and also a Firepit and seating area. The Playground, Basketball/Pickle Ball courts, and a gazebo coming this Spring, are all within minutes walking or biking distance . Included with the lot is an older 1999 Forest River Sandpiper Trailer in Very nice condition, ( As-Is ) with a front bedroom, Living/Eating area as well as Bunks at the rear for the kids or Grandkids. There is also a full length wooden Deck with a Full Length Metal Awning which extends your living area. Tall Timber has an amenities building that has washrooms and showers which are open year-round for those who want to winter camp. Tall Timber RV resort is located on the eastern edge of friendly Sundre AB. Shopping and Restaurants are a short drive from the Park and can also be biked and is walkable as well. Tall Timber has many amenities including an Indoor Pool and Hot tub, Horseshoe Pits, Frisbee Golf, Baseball Diamond, Annual Rodeo Grounds in town as well as a Rec Centre onsite for occasional gatherings. This is a well managed Park with low yearly Fees ( \$1746.09) which includes Power, Water and Sewer. Tall Timber is a seasonal Park open from approx late April until early October. (Winter Power and water ( in the amenities building) is available for a fee



for those winter campers). Tall Timber RV resort has an active volunteer committee which plans many in-park events throughout the season such as Yard Sales, Farmers Market with local vendors, Food trucks, Dances, Dart Tournaments as well as several planned events for the kids too. You can be as busy as you want OR just sit back and enjoy the solitude of the park. Located about an hour north of Calgary on the Cowboy Trail - Highway #22.

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2207391         |
| Price     | \$67,900         |
| Bathrooms | 0.00             |
| Acres     | 0.09             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2 Timber Crescent    |
| Subdivision | N/A                  |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Clubhouse, Park, Parking, Trash, Visitor Parking, Coin Laundry, Gazebo, Indoor Pool |
|-----------|---|

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Fire Pit |
|-------------------|----------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 2               |

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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