

\$324,900 - 8 & 10 Timber Close, Rural Mountain View County

MLS® #A2220519

\$324,900

0 Bedroom, 0.00 Bathroom,
Land on 0.10 Acres

Tall Timber, Rural Mountain View County,
Alberta

Welcome to this unique property located in Tall Timber Resort in beautiful Sundre AB, overlooking the Rocky Mountains. and located 1 hour from Calgary. In the surrounding areas of Sundre there are several Golf Courses, Hiking Trails, Fishing, Swimming etc, The town of Sundre has everything from Groceries, Liquor Stores, Restaurants, Hardware Stores and much more. No need to go far from the park. There is also a Ball Diamond, Bocce Court, Basketball Court, Pickleball, Gaga Ball and even Frisbee Golf, all within the park, as well as the Indoor Pool and Hot-Tub. Low Condo Fee's of \$1746 incl Power/Water/Sewer make Tall Timber very affordable. Very well maintained Park with Playgrounds, Green spaces and sitting areas to enjoy. This RV Package has two separate Titles. The Sellers are the original owners who have maintained these properties immaculately. Both Park Models have 40 Foot Decks and Insulated Permanent Awnings with integrated Skylights, and Composite decking which ensures no future maintenance. Both Park Models have Central Air Conditioning and Microwave/Convection combination units. Beautifully Landscaped with low maintenance materials and includes a large water fountain to enjoy. Lot #8 has 2 Bedrooms with the second Bedroom having a Double Bed and single Bunk as well as a Hide-a-Bed in the



Living Room for friends and family. There's also a 10x10 Tent Pad for the kids! # 10 is a 1 Bedroom Park Model with Bay Window in the Master enhancing the space. Additional features are a Walk-in Shower and Large Silgranit kitchen sink. Lazy-Boy furniture with 2 Recliners in the Living Room as well as another Hide-a-Bed for guests. New 50" Smart TV and also a Fireplace finish off the living space. A beautiful Garden Door allows additional light into the living areas. Both units have Vaulted ceilings and an abundance of windows allowing tons of sunlight to filter in. Both units have upgraded specs with Full Sized appliances and quality finishing's. Beautiful, As-New condition and meticulously maintained by the original Owners. Also included are 2 -400 lb FULL "Pig" propane tanks! The Park maintenance Fee's are completely paid for for 2025 so all that's left to do is move in and enjoy!! Please note: BOTH UNITS MUST BE SOLD TOGETHER. and both included in the list price.

Essential Information

MLS® #	A2220519
Price	\$324,900
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	8 & 10 Timber Close
Subdivision	Tall Timber
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Amenities Clubhouse, Coin Laundry,
Gazebo, Racquet Courts

Exterior

Exterior Features Barbecue, Fire Pit, Lighting, C

Lot Description Backs on to Park/Green
Maintenance Landscape, Sec



Additional Information

Date Listed May 14th, 2025

Days on Market 1

Zoning 9

Listing Details

Listing Office Real Estate Professionals Inc.

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