

\$69,900 - 11 Timber Close, Sundre

MLS® #A2226614

\$69,900

0 Bedroom, 0.00 Bathroom,
Land on 0.11 Acres

NONE, Sundre, Alberta

VERY quiet and treed lot within Tall Timber RV Resort located on the eastern edge of the town of Sundre. Large vinyl shed also on the lot. Also included is the a full length deck (very solid and well maintained) covered with an aluminum Awning extending your living space, even if it's raining! The large lot is basically maintenance free and backs onto a common green space for extra privacy giving the feel of additional space. Tall Timber RV Resort is a well run 3- Season Park open from April - October. The low maintenance fees (1746.09 annually) also include Power/Water/Sewer). There are many park organized events throughout the camping season for young and old alike. Friday's in the Summer there is a mini Farmer's Market in the park where local Vendors are selling their wares and vegetables and baking and other treasures. Often times there are also Food Trucks to enjoy! On occasion there are Family Dances located in the park's Community Centre, Supervised Dart competitions for the kids and parents, Ball Diamonds, Bocce / Horseshoe pitches and if all that's not enough, there's the Indoor Pool and Hot-tub to enjoy! For the kids there is a couple of playgrounds, Basket-Ball Courts, Pickle-Ball, Gaga Ball, and even a Frisbee Golf course! You can be as busy as you like or you can simply come and enjoy sitting on your deck with a beverage and reading, or visiting with family. Located just over one hour north of the Calgary city limits and approx an hour from Red Deer, it's a beautiful drive through the



rolling hills and as you approach Sundre, you get a Panoramic view of the snow-capped Rocky Mountains! The friendly town of Sundre has everything you need as far as Groceries, Pharmacy, Hospital, Hardware stores, Banking, Restaurants....all within about a 20 minute walk of Tall Timber.....even shorter if you bike into town. For those who Golf, there are several Golf Course's nearby, including the Sundre Golf Club which is about 5 minutes from the park. Come for a drive to Sundre and enjoy the scenery on the way up, and also to see this great listing! Please note that we are selling the lot ONLY, the RV has been removed.

Essential Information

MLS® #	A2226614
Price	\$69,900
Bathrooms	0.00
Acres	0.11
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	11 Timber Close
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 0X0

Amenities

Amenities	Clubhouse, Coin Laundry, Gazebo, Indoor Pool, Playground, Spa/Hot Tub, Visitor Parking
-----------	----------------------------------------------------------------------------------------

Exterior

Lot Description	Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, Native Plants
-----------------	-------------------------------------------------------------------------------------------------------------

Additional Information

Date Listed	June 2nd, 2025
Days on Market	63
Zoning	9

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.