

# \$90,000 - 22, 200 4 Avenue Sw, Sundre

MLS® #A2149438

**\$90,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.12 Acres

NONE, Sundre, Alberta

AFFORDABLE AND A VERY RARE OFFERING seasonal recreation property in Sundre's Riverside RV Village. Overlooking a spring fed creek. There is an older RV on the property but the sellers will negotiate a sale excluding the RV. The addition has been upgraded and is really nice. Attached are two decks, one on the side and one overlooking the back of the lot and the year round spring fed creek. There is a fully equipped storage shed and a fully furnished cabin for the weekend guests to stay in comfort. The Lot is in its natural state so you can enjoy it that way or develop it to your liking. Riverside RV Village is a gated community located on the West Bank of the Red Deer River within the town of sundre close to downtown core where there are great restaurants in a very cute town that caters to recreational owners and visitors. Riverside has a clubhouse as well as year round washrooms and laundry facilities for those winter campers who choose to use their place. There is on sight year round caretakers as well. Please contact your favorite realtor for a private showing.



## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2149438 |
| Price      | \$90,000 |
| Sold Price | \$85,000 |
| Bathrooms  | 0.00     |

|          |              |
|----------|--------------|
| Acres    | 0.12         |
| Type     | Land         |
| Sub-Type | Recreational |
| Status   | Sold         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22, 200 4 Avenue Sw  |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

### Amenities

|            |                                                  |
|------------|--------------------------------------------------|
| Amenities  | Park                                             |
| Utilities  | Sewer Available, Water Available, Water Paid For |
| Waterfront | Creek, Pond, River Front, See Remarks            |

### Exterior

|                 |                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Interior Lot, Irregular Lot, Near Shopping Center, Rectangular Lot, See Remarks, Seasonal Water, Treed |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | July 15th, 2024      |
| Date Sold      | September 27th, 2025 |
| Days on Market | 439                  |
| Zoning         | DC                   |
| HOA Fees       | 1050.00              |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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