

# **\$115,000 - 212, 200 4 Avenue Sw, Sundre**

MLS® #A2243748

## **\$115,000**

2 Bedroom, 0.00 Bathroom, 254 sqft

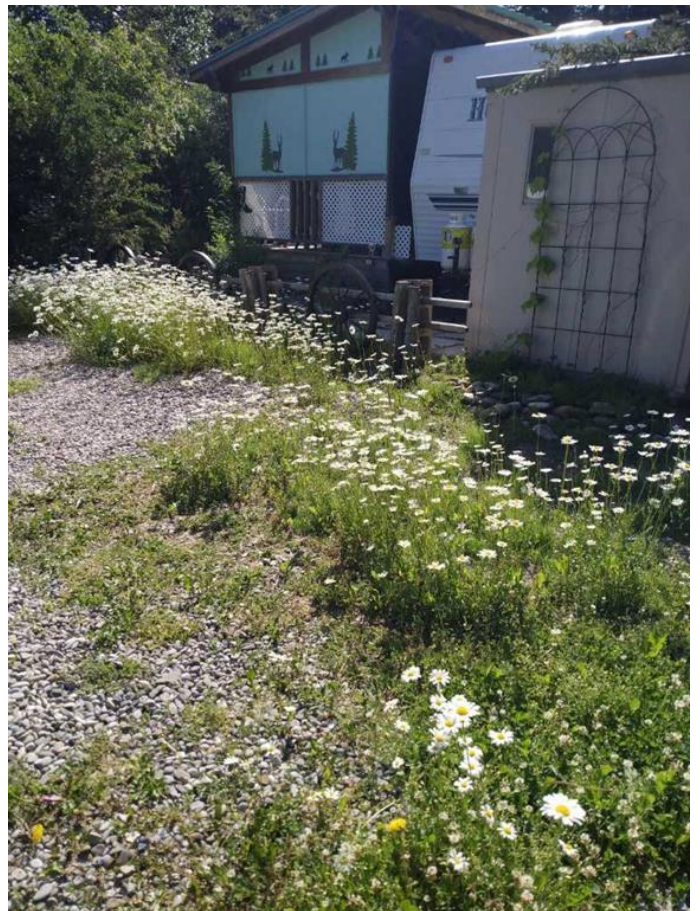
Residential on 0.10 Acres

NONE, Sundre, Alberta

SUNDRE'S RIVERSIDE RV VILLAGE- NICE UNIT IN MOST DESIREABLE QUIETEST PARK PHASE 5. BORDERED ON TWO SIDES BY SMALL SPRING FED CREEKS, LARGE TREES AND SHRUBS GIVE EXTREME PRIVACY. FRONT IS COVERED WITH WILD DAISIES. THE RV IS JUST LIKE NEW, ONE BEDROOM WITH BATHROOM WITH TOILET AND SHOWER AND SINK. LARGE SLIDE IN THE LIVING ROOM AREA. THE COVERED DECK IS REALLY UNIQUE THE PERFECT PLACE TO SIT AND READ A BOOK, LISTEN TO THE BIRDS AND WATCH THE WILDLIFE. THIS UNIT BOTH RV AND COVERED DECK HAVE ALWAYS BEEN ENGULFED IN A LARGE TARP. RIVERSIDE HAS A FABULOUS CLUBHOUSE WITH SEASONAL WASHROOMS AND LAUNDRY. THE MAIN WASHROOMS AND LAUNDRY ARE OPEN YEAR ROUND FOR THOSE HARDY WINTER CAMPERS. CARETAKERS ARE ON SITE YEAR ROUND AND PATROL THE PARK FOR SECURITY DAILY. LOCATED JUST A COUPLE OF BLOCKS FROM THE MAIN STREET IN TOWN AND THOSE FABULOUS EATING ESTABLISHMENTS. AND OH SO MANY LIQUOR STORES. RIVERSIDE IS A GATED COMMUNITY SO CALL FOR GATE ACCESS.

Built in 2004

## **Essential Information**



|                |               |
|----------------|---------------|
| MLS® #         | A2243748      |
| Price          | \$115,000     |
| Bedrooms       | 2             |
| Bathrooms      | 0.00          |
| Square Footage | 254           |
| Acres          | 0.10          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Recreational  |
| Style          | Cottage/Cabin |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 212, 200 4 Avenue Sw |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Laundry, Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking, Coin Laundry, RV/Boat Storage |
| Parking Spaces | 2                                                                                                                             |
| Parking        | Off Street                                                                                                                    |
| Waterfront     | See Remarks, Creek                                                                                                            |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home, Storage, Vinyl Windows                                                               |
| Appliances        | Built-In Gas Range, Built-In Refrigerator, Garage Control(s), Microwave, See Remarks, Window Coverings, Gas Water Heater |
| Heating           | Forced Air                                                                                                               |
| Cooling           | Other                                                                                                                    |

### Exterior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, RV Hookup, Storage                                                                                                                                                                     |
| Lot Description   | Creek/River/Stream/Pond, Cul-De-Sac, Irregular Lot, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Pie Shaped Lot, Seasonal Water, See Remarks, Treed, Close to Clubhouse, Native Plants, Wooded |

|              |             |
|--------------|-------------|
| Roof         | See Remarks |
| Construction | Mixed       |
| Foundation   | None        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 100             |
| Zoning         | DC              |

**Listing Details**

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.