

# \$150,000 - 197, 200 4th Avenue Sw, Sundre

MLS® #A2160576

## \$150,000

1 Bedroom, 1.00 Bathroom, 741 sqft

Residential on 0.12 Acres

NONE, Sundre, Alberta

RIVERSIDE RV PARK in Sundre. A great summer home or a weekend retreat. This unit is located in phase 5 which is the most private part of the park and probably the largest lot as well. Backs onto a year round spring fed creek and common condo land. Very private. The Rv is a 1997 park model with a front slide consisting of dining room, kitchen, 4 piece bathroom and bedroom. In the bathroom there is a stacked washer and dryer. The addition is one large room used as a living room or family room with a propane fireplace to cozy up to on those cooler evenings. There is a small cabin that has an electric fireplace. A storage shed and woodshed. Price includes all furnishings and chattels except for personal items. This is a seasonal unit as water and sewer are shut off during winter months. PLEASE TAKE NOTE THAT ALTHOUGH THE PROPERTY HAS BEEN APPRAISED BY AN ACCREDITED APPRAISER FOR \$170,000, PROSPECTIVE PURCHASERS HAVE FELT THAT THE OLDER PARK MODEL IS NOT THAT DESIREABLE. THE SELLERS DO NOT WISH TO REMOVE IT BUT THEY ARE VALUEING IT AT \$20,000 AND THEY ARE REDUCING THE PRICE TO ALLOW FOR A BUYER TO REMOVE IT AND REPLACE IT WITH A NEWER PARK MODEL

Riverside is a gated community located within the town of sundre along the West Bank of the red deer river. Year round caretakers patrol the park and maintain inside cleaning of the



clubhouse washrooms and laundry facilities. The property can be used in winter as the front set of washrooms and laundry facilities are open year round. Lots of winter campers here who bring their water and use a portapotty. Condo fees are \$975 annual which covers caretaker fees, garbage disposal, seasonal water and sewer and maintenance on park owned facilities. Please note the recent appraisal located in documents. Call your favorite realtor for a viewing. This one shouldn't last as there are so many extras and this huge private lot so hurry!

Built in 1998

### Essential Information

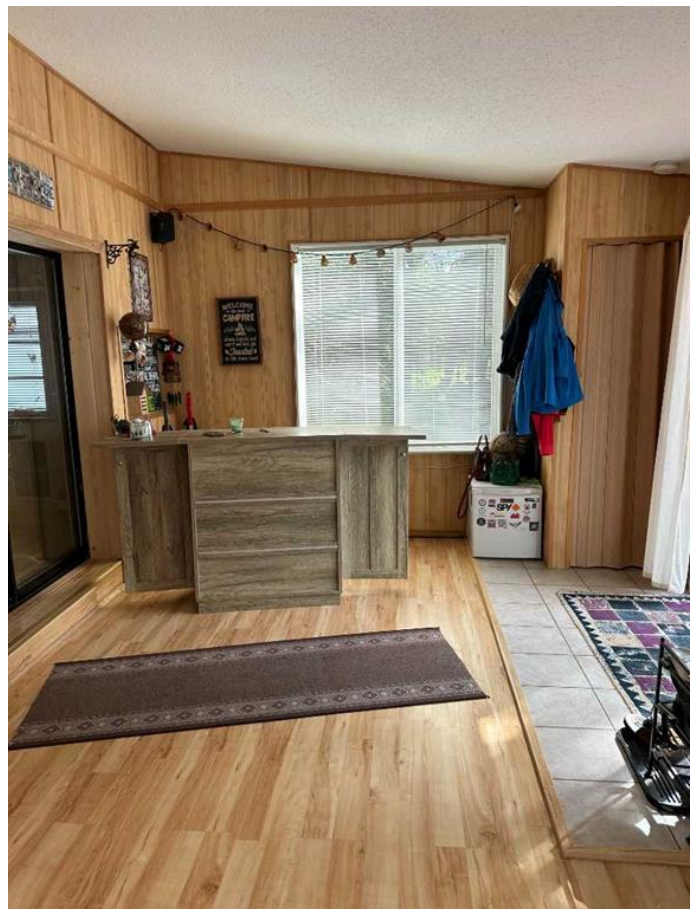
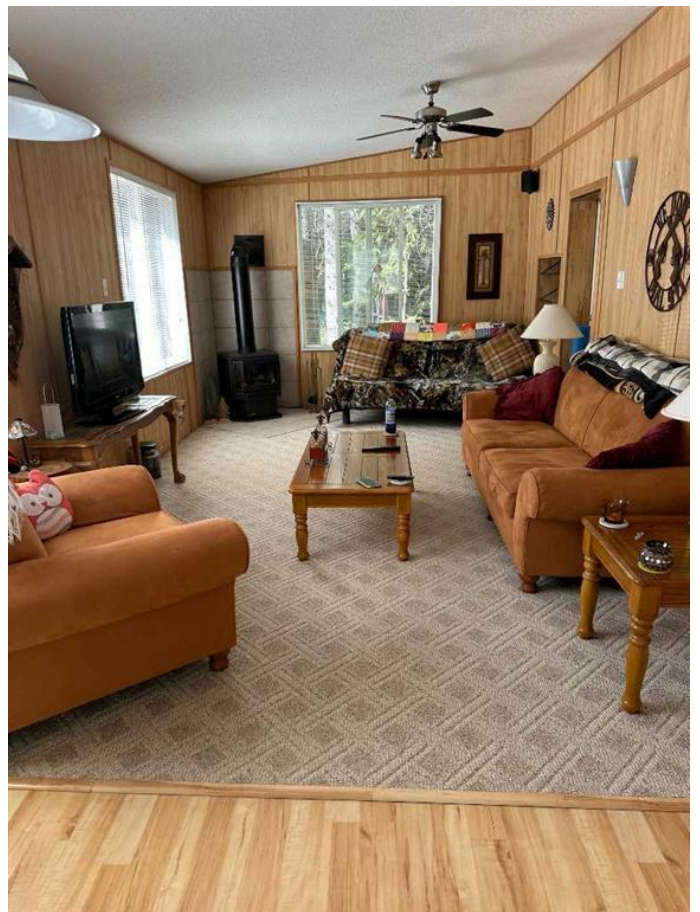
MLS® #	A2160576
Price	\$150,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	741
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Recreational
Style	Bungalow
Status	Active

### Community Information

Address	197, 200 4th Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Amenities	Park, Clubhouse, Guest Suite, Laundry, Parking, Playground, Party
-----------	---



	Room
Utilities	Water Paid For, Electricity Paid For, Heating Paid For, Phone Not Available
Parking Spaces	4
Parking	Off Street
Waterfront	See Remarks, Creek

### Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Stove, Refrigerator, Range Hood
Heating	Forced Air, Propane, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Creek/River/Stream/Pond, Cul-De-Sac, See Remarks, Treed, Level, Pie Shaped Lot, Private
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### Additional Information

Date Listed	August 29th, 2024
Days on Market	349
Zoning	DC
HOA Fees	975
HOA Fees Freq.	ANN

### Listing Details

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

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.