

# \$179,900 - 35, 200 4 Avenue Sw, Sundre

MLS® #A2198474

**\$179,900**

1 Bedroom, 1.00 Bathroom, 544 sqft

Residential on 0.07 Acres

NONE, Sundre, Alberta

ESCAPE TO YOUR OWN 3 SEASON RETREAT in the Highly Desirable community of Riverside RV Village in Sundre! Enjoy the perfect getaway in this 2008 Park Model with addition, offering nearly 550 sq. ft. of indoor living space! This charming 1-bedroom unit features an addition currently used as a second bedroom, making it ideal for hosting family and friends. The well-appointed kitchen boasts a propane stove, fridge, and microwave hood fan, ensuring you have all the conveniences of home. A 4-piece bathroom with a linen cupboard provides comfort and functionality. Soak in the natural light with two skylights, perfect for stargazing at night. This move-in-ready retreat comes fully furnished—just bring your food, beverages, and clothes! Enjoy the covered deck with privacy shades, ideal for relaxing with your morning coffee or evening wine. The firepit area backs onto a serene, year-round creek, creating a peaceful ambiance for your outdoor gatherings. Additional features include two storage sheds and two designated parking spots on the lot. Located in a friendly RV park, this community offers fantastic amenities, including a community center/party room, shower house with attached laundry, a park, and RV/boat storage. Don't miss your chance to own this easy-living, nature-filled retreat! Home Is Where Your Story Begins!

Built in 2008



## Essential Information

MLS® #	A2198474
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	544
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

## Community Information

Address	35, 200 4 Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

## Amenities

Amenities	Clubhouse, Coin Laundry, Playground, RV/Boat Storage
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, Vinyl Windows, Laminate Counters, Skylight(s), Vaulted Ceiling(s)
Appliances	Microwave Hood Fan, Refrigerator, Window Coverings, Gas Stove
Heating	Forced Air, Propane
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Views, Creek/River/Stream/Pond, Low Maintenance Landscape, Many Trees, Native Plants
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	106
Zoning	SR - Seasonal Residential

### **Listing Details**

Listing Office	CIR Realty
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