

# **\$54,900 - 6 Timber Avenue, 5230 27 Highway, Rural Mountain View County**

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MLS® #A2220206

**\$54,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.06 Acres

Tall Timber, Rural Mountain View County,  
Alberta

Vacation close to home! Enjoy a lot close to the SUNDRE GOLF COURSE! Your own titled RV lot in Tall Timber - only one hour from Calgary! Great for the whole family and anyone of any age. Tall Timber is on the East side of Sundre and close to other amenities - shopping, restaurants, grocery, 3 great golf courses and the west country.

This lot has a DOUBLE GRAVELLED PARKING PAD, mature TREES for some privacy and close to RIVER ACCESS. Good sized DECK and wonderful PATIO area with TIN SHED for additional storage & FIREPIT.

RV (as-is) CAN REMAIN ON SITE IF DESIRED - it is in need of some repair (slide operation, awning and leak) OR CAN BE TAKEN OFF BY SELLERS. RV is a 2000 TAHOE. Been on site since 2005. At the front of the RV is the bedroom and bathroom. Big slide for living/dining. TV area across from living. Kitchen is a nice open layout with with stove, fridge, freezer etc.

Tall Timber Leisure park has some of the best amenities around! INDOOR POOL, hot tub, community centre, 2 PLAYGROUNDS, volleyball court, basketball/PICKLEBALL courts, horseshoe pits, ball diamond, bocce ball lanes, & disc golf. Access to the RED



DEER RIVER A BONUS. Coin laundry and shower facilities on site along with boat/ATV storage. Seasonal living / utilities with swipe card access year round.

Your annual condo fee includes water, power, sewer services, garbage as well as unlimited use of the amenities. There is also a SOCIAL COMMITTEE that hosts several great EVENTS THROUGHOUT THE SUMMER. Come enjoy all that Tall Timber has to offer!

### Essential Information

MLS® #	A2220206
Price	\$54,900
Bathrooms	0.00
Acres	0.06
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	6 Timber Avenue, 5230 27 Highway
Subdivision	Tall Timber
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

### Amenities

Amenities	Clubhouse, Coin Laundry, Indoor Pool, Party Room, Playground, Racquet Courts, Recreation Facilities, RV/Boat Storage, Trash, Visitor Parking
Waterfront	River Access

### Additional Information

Date Listed	May 12th, 2025
Days on Market	105
Zoning	P-PCR

**Listing Details**

Listing Office                RE/MAX real estate central alberta

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