

# **\$72,000 - 17 Timber Avenue, 5230 27 Highway, Rural Mountain View County**

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MLS® #A2210061

**\$72,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.77 Acres

Tall Timber, Rural Mountain View County,  
Alberta

Get ready for a Summer of FUN! You can own your own titled RV property only one hour from Calgary! Welcome to Tall Timber Leisure park with 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.

Coin laundry and shower facilities on site along with boat/ATV storage. This oasis has been beautifully maintained over the years.

PARKING PAD in the front, and

ESTABLISHED TREES on the lot for privacy.

The RV is a 2005 JAYCO EAGLE (2 slides that have always been pulled in when not in use) in immaculate condition. New flooring, backsplash, kitchen & shower taps, re upholstered valances & newer battery. Queen bed up front (adapted to fit standard queen),

lots of storage, and 3pc bath. Main living area has 4 chairs (can put a hide-a-bed back in with anchors), newer TV, electric FIREPLACE and

a raised eating bar with stools. Off the RV is a gorgeous NEWER PRESSURE TREATED DECK with a HARD COVER AWNING (2017).

Wood privacy screens make this an oasis and a great spot to enjoy your morning coffee in the sun. Yard is grassed with a TIN SHED w/ power for additional storage and a FIREPIT AREA. Tall Timber is located on the East side of Sundre - close to other amenities -



shopping, restaurants & the west country.  
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® #    | A2210061         |
| Price     | \$72,000         |
| Bathrooms | 0.00             |
| Acres     | 0.77             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 17 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, Gazebo, Indoor Pool, Park, Playground, Trash, Visitor Parking |
|-----------|----------------------------------------------------------------------------------------|

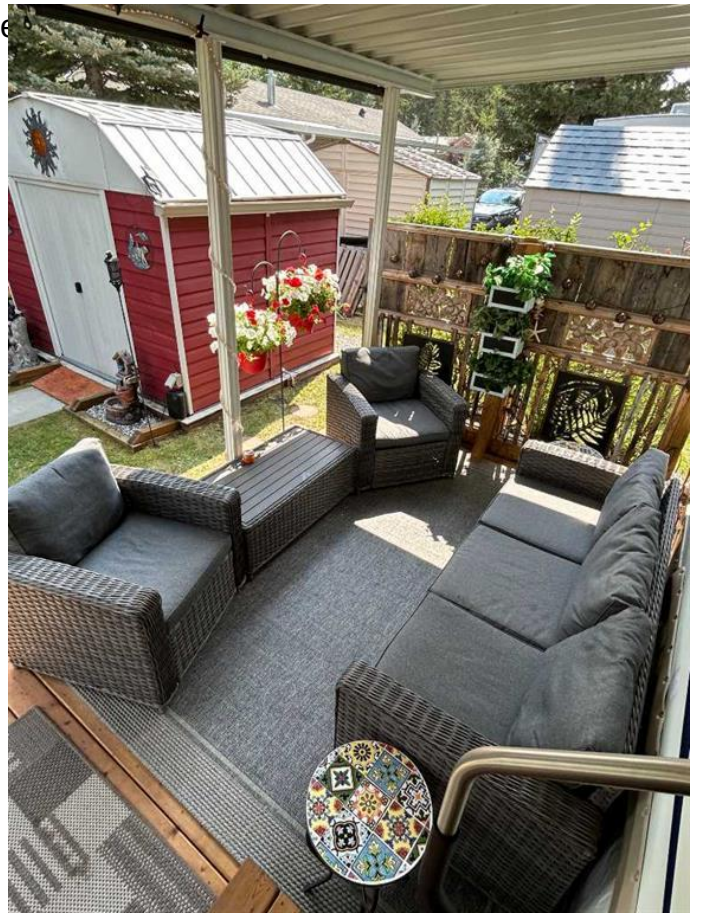
### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Playground, Awning(s), Basketball Court        |
| Lot Description   | Few Trees, Interior Lot, Landscaped, Lawn, Private, Seasonal Water |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 11              |
| Zoning         | P-PCR           |

### Listing Details



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