

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

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

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.