

# \$149,900 - 109, 200 4 Avenue Sw, Sundre

MLS® #A2232425

**\$149,900**

2 Bedroom, 2.00 Bathroom, 432 sqft

Residential on 0.17 Acres

NONE, Sundre, Alberta

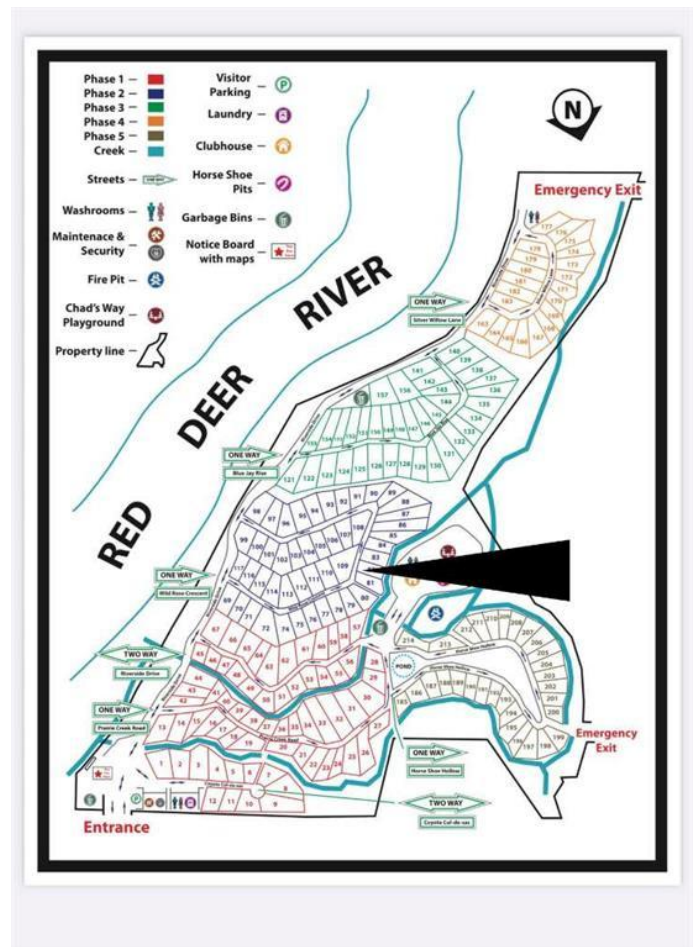
One of the Largest Lots in Riverside RV Village on a Prime Corner Lot with Covered Addition!

This is a rare offering and possibly the largest lot in all of Riverside RV Village! Perfectly positioned on a private corner lot, this spacious retreat offers unbeatable access to the Clubhouse and park amenities, making it ideal for relaxing weekends or seasonal living.

The lot includes a 20' x 10' covered addition with an attached 6' x 10' deck, a storage shed, wood shed, and brand-new firepit—everything you need to kick off summer with comfort and style. The current 2009 Keystone Cougar (sleeps 9 with 1.5 baths!) can be included or removed, offering flexibility whether you're bringing your own RV, upgrading to a park model, or dreaming of a custom getaway.

Riverside is a gated, seasonal community set along the Red Deer River, known for its peaceful setting and incredible access to nature. You'll enjoy municipal water and sewer, power hookups, and the safety and convenience of year-round caretakers. The community features a clubhouse with seasonal laundry and showers, playground, horseshoe pits, and a shared firepit area, plus a year-round washroom and laundromat facility.

Located within the town of Sundre, you're just minutes from restaurants, pubs, grocery



stores, gas stations, ice cream shops, and three golf courses. The town also offers a top-notch aquatic center, gym, arenas and Rodeo grounds, library, and amateur theatre. With crown land, lakes, bike trails, and endless outdoor adventures nearby, this is a perfect home base for every season.

Once one of the most beautifully landscaped lots in the park, the mature perimeter trees now offer great privacy, and with a little TLC, this property can shine again. Whether you're a weekend camper or a year-round adventurer, this is your chance to own a one-of-a-kind lot in a sought-after community.

Built in 2009

### **Essential Information**

MLS® #	A2232425
Price	\$149,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	432
Acres	0.17
Year Built	2009
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	109, 200 4 Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1K0

Amenities

Amenities	Clubhouse, Coin Laundry, Pa
Parking Spaces	2
Parking	Off Street, RV Access/Parkin



Interior

Interior Features	High Ceilings, No Animal Hor
Appliances	Built-In Refrigerator, Gas Coo
Heating	Central, Propane
Cooling	Central Air

Exterior

Exterior Features	Basketball Court, Fire Pit, Playground
Lot Description	Close to Clubhouse, Corner Lot, Gazebo, Triangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	SR

Listing Details

Listing Office	CIR Realty
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