

# \$125,000 - 45 Timber Trail, Rural Mountain View County

MLS® #A2255481

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.07 Acres

NONE, Rural Mountain View County, Alberta

Escape to Sundre's Tall Timber Leisure Park, and extremely well run three season Park where you enjoy your own titled Property and have use of all the amenities! This well-kept recreational property is perfectly set up for relaxation and adventure! This 2,872 sq. ft. lot looks onto a peaceful farmer's field framed by towering spruce trees, giving you a private, natural setting. On site is a 2008 Huron Ridge Park Model, featuring a primary bedroom, full bathroom, spacious kitchen, and bright living area. Hosting friends? The hide-a-bed sofa provides extra sleeping space. Step outside and onto your large covered patio with a hard-shell insulated roof—ideal for enjoying the outdoors in any weather. Spend evenings on the stone patio, gathered around the fire, making memories with family and friends. As an owner in Tall Timber, you'll enjoy an unbeatable list of amenities: Indoor swimming pool & hot tub, Basketball & volleyball courts, Ball pits, frisbee golf & horseshoes, Baseball diamond & kids' park. Easy river access for fishing, kayaking, or floating. All this just minutes from Sundre—Gateway to the West Country with mountains, rivers, and and it's even close by to the golf course. Whether it's weekends away or a seasonal home base, this property is ready for you to start enjoying.



## Essential Information

MLS® #	A2255481
Price	\$125,000
Bathrooms	0.00
Acres	0.07
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	45 Timber Trail
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Amenities	Laundry, Playground, Recreation Facilities, Trash, Clubhouse, Indoor Pool
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### Additional Information

Date Listed	September 15th, 2025
Zoning	9
HOA Fees Freq.	ANN

### Listing Details

Listing Office	REMAX ACA Realty
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