

# \$49,900 - 246, 5230 Highway 27, Rural Mountain View County

MLS® #A2196484

**\$49,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.05 Acres

Tall Timber, Rural Mountain View County,  
Alberta

MAKE #1 Timber Rise your SUMMER DESTINATION. This undeveloped property provides a pristine canvas, ready for your individual customization. It will comfortably accommodate a large RV or Park Model. Park services of plumbing, water, and electricity are in place. The level and spacious lot provides ample room for easy RV placement, allowing you more time to relax and enjoy your time-off freedom. There is sooo much potential .... Add a tiered deck and a cozy firepit and you have designed an idyllic setting to enjoy the unobstructed westerly views to the serene Red Deer River corridor. Perfect to create timeless memories in the heart of the great outdoors. The majestic Rocky Mountains tower grandly in the distance. The lot is in a superb location close to all the amenities and access to the river trails for unlimited hiking. Tall Timber Leisure Park nestled in the picturesque town of Sundre, Alberta, is a premium destination for RV adventures. Surrounded by awe-inspiring natural beauty, the park offers an array of family-friendly amenities, including an inviting indoor pool and hot tub, a convenient snack bar, a well-equipped laundromat, two expansive playgrounds, a Bocce Court, a horseshoe pit, a baseball diamond, and Pickleball facilities. There is something to do and see for all ages. The park and Sundre, serve as a gateway to a diverse



range of outdoor activities, including unparalleled golfing, exhilarating rafting, invigorating walking/biking, and superb fishing opportunities. Tall Timber is a secure gated community overseen by welcoming management—rest assured your investment is safe !! Put an end to the frustration and disappointments of pre-booking your precious weekend getaways!! Make Timber Rise your #1 SUMMER DESTINATION !!!

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2196484         |
| Price     | \$49,900         |
| Bathrooms | 0.00             |
| Acres     | 0.05             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 246, 5230 Highway 27       |
| Subdivision | Tall Timber                |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M1X0                     |

### Amenities

|           |   |
|-----------|---|
| Amenities | Clubhouse, Coin Laundry, Park, Parking, Picnic Area, Playground, Recreation Facilities, Trash, Visitor Parking, Indoor Pool |
|-----------|---|

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | RV Hookup  |
| Lot Description   | Close to Clubhouse, Corner Lot, Front Yard, Irregular Lot, Level, Low Maintenance Landscape, Native Plants, Near Golf Course, Near Shopping Center |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 62                  |
| Zoning         | 9                   |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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