

# \$104,500 - 21, Timber Rise, Sundre

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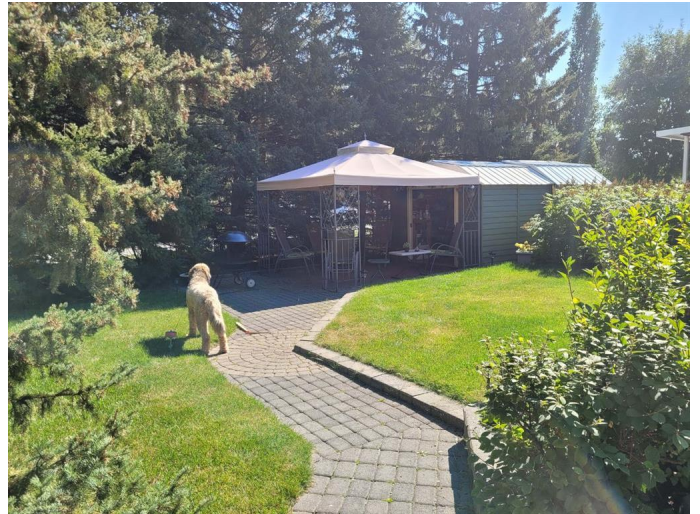
MLS® #A2196383

**\$104,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.08 Acres

NONE, Sundre, Alberta

Nestled in a secluded corner of Tall Timber , this leisure property offers a sanctuary for those seeking a getaway from the chaos of everyday life. This PRIVATE lot offers mature trees and attractive landscaping. Imagine mornings filled with the sounds of nature, just steps away from the pristine Red Deer River. Whether you're seeking tranquility or adventure, this location has it all. Relax on the spacious deck with your favourite book or gather around the fire pit for unforgettable evenings with family and friends. Step foot into a meticulous 2002 Hornet Sport trailer with room for the whole family. To the rear of the trailer is bunk beds with their own seating area, and bathroom centrally located. Enjoy watching the rain fall through large patio doors off the main living room while making a cup of hot chocolate. The primary bedroom has lots of natural light, a queen bed and double sliding door for added privacy. Enjoy the serene environment of this EXTRA LARGE LOT and make lasting memories in your very own piece of paradise. Embrace the opportunity to own this prime lot and experience the best of Sundre living! Tall Timber offers a pool AND hot tub, courts of all kinds, direct river access and playgrounds. Everyone in the family has something to enjoy here!



## Essential Information

MLS® #

A2196383

|           |                  |
|-----------|------------------|
| Price     | \$104,500        |
| Bathrooms | 0.00             |
| Acres     | 0.08             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21, Timber Rise      |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M1X0               |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Clubhouse, Pool, Recreation Facilities |
|-----------|----------------------------------------|

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Playground, Basketball Court, Fire Pit, Tennis Court(s) |
|-------------------|---------------------------------------------------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 60                  |
| Zoning         | 9                   |

### Listing Details

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

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