

# **\$72,000 - 17 Timber Avenue, 5230 27 Highway, Rural Mountain View County**

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MLS® #A2210061

**\$72,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.77 Acres

Tall Timber, Rural Mountain View County,  
Alberta

Get ready for a Summer of FUN! You can own your own titled RV property only one hour from Calgary! Welcome to Tall Timber Leisure park with 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. Coin laundry and shower facilities on site along with boat/ATV storage. This oasis has been beautifully maintained over the years. PARKING PAD in the front, and ESTABLISHED TREES on the lot for privacy. The RV is a 2005 JAYCO EAGLE (2 slides that have always been pulled in when not in use) in immaculate condition. New flooring, backsplash, kitchen & shower taps, re upholstered valances & newer battery. Queen bed up front (adapted to fit standard queen), lots of storage, and 3pc bath. Main living area has 4 chairs (can put a hide-a-bed back in with anchors), newer TV, electric FIREPLACE and a raised eating bar with stools. Off the RV is a gorgeous NEWER PRESSURE TREATED DECK with a HARD COVER AWNING (2017). Wood privacy screens make this an oasis and a great spot to enjoy your morning coffee in the sun. Yard is grassed with a TIN SHED w/ power for additional storage and a FIREPIT AREA. Tall Timber is located on the East side of Sundre - close to other amenities -



shopping, restaurants & the west country.  
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® #	A2210061
Price	\$72,000
Bathrooms	0.00
Acres	0.77
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	17 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, Gazebo, Indoor Pool, Park, Playground, Trash, Visitor Parking
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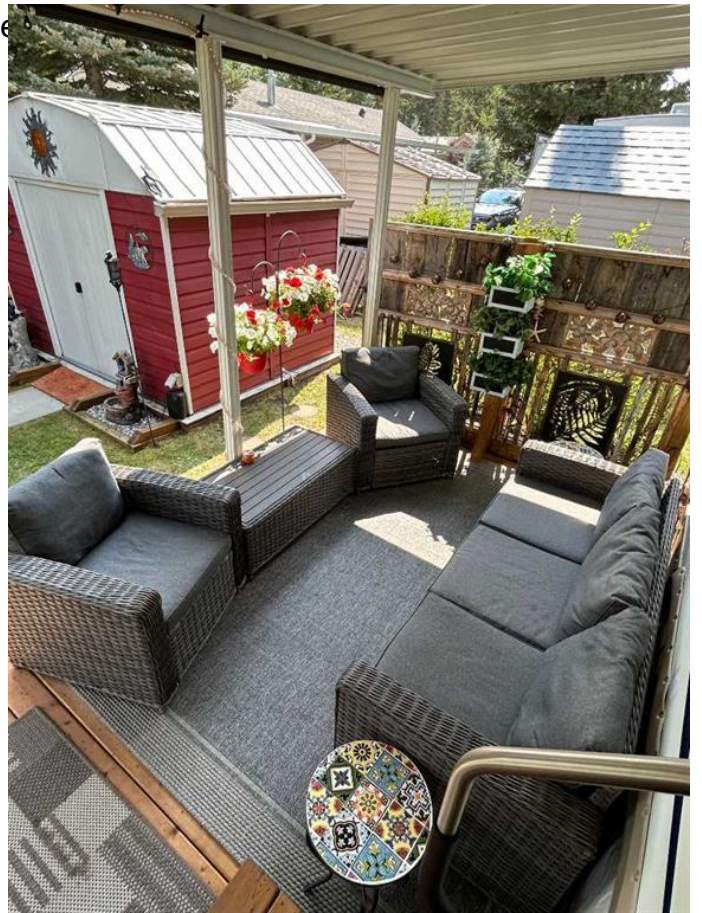
### Exterior

Exterior Features	Barbecue, Fire Pit, Playground, Awning(s), Basketball Court
Lot Description	Few Trees, Interior Lot, Landscaped, Lawn, Private, Seasonal Water

### Additional Information

Date Listed	April 9th, 2025
Days on Market	10
Zoning	P-PCR

### Listing Details



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