

# \$97,500 - 55 Timber Trail, Sundre

MLS® #A2227394

**\$97,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.07 Acres

NONE, Sundre, Alberta

Your summer oasis...a call away! Welcome to #55 Timber Trail, privately located in Sundre's very own 'Tall Timber'- a premier leisure park. Wake up, pour a hot cup of coffee and step out of your 2020 Wilderness trailer to feel the sun on your face! This very well kept trailer features a large bathroom, extra eating space and private bedroom at the front. An extra large slide out offers lots of room for the family to sit down for a meal! Outside in this EASY maintenance lot is a large shed, and gazebo for entertaining. This open lot faces a beautifully treed pasture, and is conveniently located close to the ....INDOOR POOL, hot tub, PLAYGROUNDS, volleyball court, basketball/pickle ball courts, horseshoe pits, ball diamond, bocce ball lanes AND disc golf. Did I mention the easy access to the Red Deer River? Floating, swimming fishing and more. Escape from the city and enjoy weekends relaxing as a family on your own TITLED lot.

## Essential Information

|           |              |
|-----------|--------------|
| MLS® #    | A2227394     |
| Price     | \$97,500     |
| Bathrooms | 0.00         |
| Acres     | 0.07         |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 55 Timber Trail      |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M1X0               |

## Amenities

|            |   |
|------------|---|
| Amenities  | Coin Laundry, Laundry, Parking, Picnic Area, Playground, Secured Parking, Visitor Parking, Indoor Pool, Pool, Racquet Courts, Recreation Facilities |
| Waterfront | River Access  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 63              |
| Zoning         | S9              |

## Listing Details

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

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