

# \$150,000 - 117, 200 4 Avenue Sw, Sundre

MLS® #A2219523

**\$150,000**

1 Bedroom, 1.00 Bathroom, 587 sqft

Residential on 0.09 Acres

NONE, Sundre, Alberta

**\*\* Price adjustment \*\*** Immaculate RV Retreat in Riverside RV Village – Steps from the Red Deer River

Discover this beautifully maintained 1999 38'™ Newmar Kountry Aire 5th Wheel RV, known for its high-end craftsmanship and luxury finishings. The spacious interior boasts cherry wood cabinetry, a kitchen island, dual furnaces for added comfort, and sleeping accommodations for up to six guests – all in pristine condition.

Enhancing the living space is a stunning 23'™ x 11.5'™ custom-built pine-lined addition. This cozy extension is heated by an efficient wood-burning stove and comes fully furnished. Step out the back to a covered BBQ porch – perfect for relaxing and entertaining. New shingles on addition in 2022.

Outdoor Features Include:

- 8'™ x 10'™ powered workshop

- Covered firewood storage

- Landscaped yard with fire pit

- Low-maintenance design

Located in the sought-after Riverside RV Village, this gated community offers year-round access and amenities such as:

- On-site maintenance and security

- Clubhouse and community events

- Washroom, shower, and laundry facilities (year-round)

- Seasonal water and sewer hookups to your RV

Explore the best of Sundre and the West Country:



â€¢ Steps to the Red Deer Riverâ€”ideal for fishing, kayaking, floating, and riverside strolls

â€¢ Access to walking, cycling, and cross-country ski trails

â€¢ Premier golf courses nearby

â€¢ A vibrant local scene with artisan markets, live music, rodeos, shops, and restaurants

What makes this site truly special is its proximity to the pristine Red Deer River just out the doorâ€”with no neighbor to the east, offering added privacy and peace.

This turn-key property is your gateway to nature, community, and relaxation.

Built in 1999

### Essential Information

MLS® #	A2219523
Price	\$150,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	587
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### Community Information

Address	117, 200 4 Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Amenities	Clubhouse, Coin Laundry, Park, Picnic Area, Playground
Parking Spaces	3
Parking	Parking Pad, RV Access/Parking
Is Waterfront	Yes
Waterfront	River Access

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Natural Woodwork
Appliances	Dishwasher, Microwave, Window Coverings, Built-In Gas Range, Gas Water Heater
Heating	Fireplace(s), Forced Air, Propane, Wood
Cooling	Rooftop
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Wood Burning Stove, Kitchen, Propane
Basement	None

## Exterior

Exterior Features	Fire Pit, Storage, RV Hookup
Lot Description	Low Maintenance Landscape, Rectangular Lot, Seasonal Water, Waterfront, Corner Lot, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Other
Foundation	Piling(s)

## Additional Information

Date Listed	May 16th, 2025
Days on Market	105
Zoning	SR (Seasonal Recreational

## Listing Details

Listing Office	Coldwell Banker Vision Realty
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