

# \$139,900 - 109, 200 4 Avenue Sw, Sundre

MLS® #A2232425

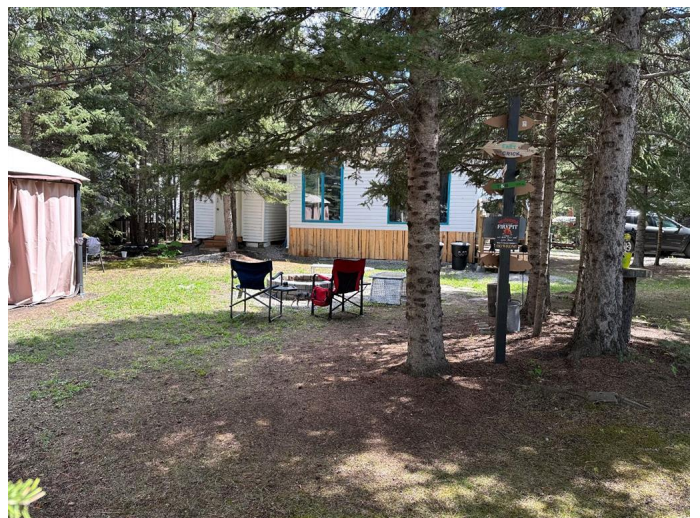
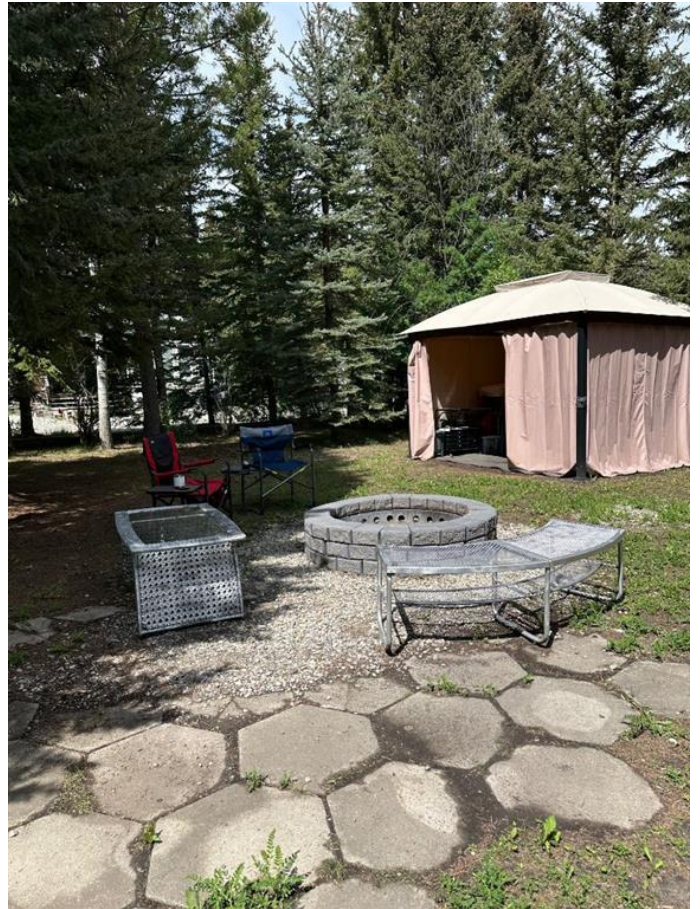
**\$139,900**

2 Bedroom, 2.00 Bathroom, 432 sqft

Residential on 0.17 Acres

NONE, Sundre, Alberta

This is a rare offering and possibly the largest lot in all of Riverside! Perfectly positioned on a private corner lot, this spacious retreat offers unbeatable access to the Clubhouse and park amenities, making it ideal for relaxing weekends or seasonal living. The lot includes a 20' x 10' covered addition with an attached 6' x 10' deck, a storage shed, wood shed, and brand-new firepit—everything you need to kick off summer with comfort and style. The 2009 Keystone Cougar (sleeps 8 with 1.5 baths!) can be included or removed, offering flexibility whether you're bringing your own RV, upgrading to a park model, or dreaming of a custom getaway. This sunny and beautiful lot offers mature trees and great privacy. Riverside is a gated, seasonal community set along the Red Deer River, known for its peaceful setting and incredible access to nature. You'll enjoy municipal water and sewer, power hookups, and the safety and convenience of year-round caretakers. The community features a clubhouse with seasonal laundry and showers, playground, horseshoe pits, and a shared firepit area, plus a year-round washroom and laundromat facility. Located within the town of Sundre, you're just minutes from restaurants, pubs, grocery stores, gas stations, ice cream shops, and three golf courses. With crown land, lakes, bike trails, and endless outdoor adventures nearby, this is a perfect home base for every season. Whether you're a weekend camper or a year-round adventurer, this is your chance



to own a one-of-a-kind lot in a sought-after community.

Built in 2009

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2232425      |
| Price          | \$139,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 432           |
| Acres          | 0.17          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Recreational  |
| Style          | Cottage/Cabin |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 109, 200 4 Avenue Sw |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1K0              |

**Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Clubhouse, Coin Laundry, Park, Picnic Area, Playground, Trash |
| Parking Spaces | 2                                                             |
| Parking        | Gravel Driveway, Off Street, RV Access/Parking                |

**Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home |
| Appliances        | Built-In Refrigerator, Gas Cooktop             |
| Heating           | Central, Propane                               |
| Cooling           | Central Air                                    |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Fire Pit, Playground, Basketball Hoop |
| Lot Description   | Corner Lot, Close to Clubhouse        |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 98              |
| Zoning         | SR              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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