

# \$125,000 - 118, 33051 Range Road 60, Rural Mountain View County

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MLS® #A2235787

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

NONE, Rural Mountain View County, Alberta

Welcome to Sundre River Resort â€” a unique opportunity to own a share in a beautiful, family-oriented community surrounded by nature. This co-op style ownership gives you exclusive use of your own fully serviced lot, complete with water, sewer, and power, all nestled along the scenic Bearberry Creek.

#118 offers a generous 4,876 sq. ft. lot, with a fully finished, insulated, and powered 10' x 10' bunkieâ€”perfect for guests, a studio, or a cozy retreat. An additional 35 sq. ft. storage space conveniently keeps extras tucked away. Enjoy outdoor living with a built-in fire pit, a charming swing, and the added privacy of having no neighbors behind you. A spacious 417 sq. ft. deck provides the perfect setup for your RV, outdoor entertaining and lots of BBQ's.

Sundre River Resort is more than just a place to park your RV â€” itâ€™s a welcoming, tight-knit community where friendly neighbors become friends. With over 50 acres of forested trails and river paths to explore, itâ€™s easy to enjoy nature at your own pace. Kids can burn off energy at any of the three playgrounds or the large soccer field, while your four-legged family members will love the designated off-leash dog area.

The resort features a spacious cookhouse and



outdoor BBQ area, along with a clubhouse that offers laundry and hot showers. There's always something fun happening at the park, from the exciting poker run and chili cook-off to themed seasonal celebrations like Halloween in August and Christmas in July.

Whether you're looking for a peaceful retreat or an active community, Sundre River Resort offers the perfect balance of both – with nearby golf courses, on-site RV storage, and a full calendar of social events. Come experience the charm, comfort, and friendship at Sundre River Resort. \* The monthly maintenance fee is \$180 and includes property taxes, sewer, water, electricity and garbage disposal. \*\*Please note that the number listed for the property taxes is for the entire 160 acres and is covered by the monthly maintenance fee.

**Essential Information**

|           |              |
|-----------|--------------|
| MLS® #    | A2235787     |
| Price     | \$125,000    |
| Bathrooms | 0.00         |
| Acres     | 0.11         |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 118, 33051 Range Road 60   |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 1X0                    |

**Amenities**

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Clubhouse, Dog Park, Gazebo, Laundry, Park, Playground, RV/Boat |
|-----------|-----------------------------------------------------------------|

Storage, Trash

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Other                                                                |
| Lot Description   | Lawn, Level, Near Golf Course, No Neighbours Behind, Rectangular Lot |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 134             |
| Zoning         | 1               |

## Listing Details

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

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