



25, 5227 Township Road 320
Rural Mountain View County, Alberta

MLS # A2285977



\$329,000

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|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| Division: | Bergen Springs | | |
| Type: | Residential/House | | |
| Style: | Cottage/Cabin | | |
| Size: | 789 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Gravel Driveway, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Few Trees, Garden, Low Maintenance Landscape, Native Plants, Triangular L | | |

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|--------------------|------------------------------------------------------------|-------------------|----------------------------------|
| Heating: | Propane, Wall Furnace, Wood, Wood Stove | Water: | Private, Well |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Holding Tank |
| Roof: | Metal | Condo Fee: | \$ 610 |
| Basement: | None | LLD: | 34-31-5-W5 |
| Exterior: | Metal Siding , Mixed | Zoning: | 9 P-PC Parks & Rec Distr |
| Foundation: | Piling(s) | Utilities: | Natural Gas at Lot Line, Propane |
| Features: | Bookcases, Ceiling Fan(s), Natural Woodwork, Vinyl Windows | | |

Inclusions: Refrigerator, gas stove, washer, dryer, clawfoot tub, wood stove, window coverings, garden shed, wood shed, raised bed garden

Priced to sell! Year round 3 bedroom home. Nature, Privacy & Your Own Water Source / Bergen Springs Living Welcome to your four season woodland hideaway in Bergen Springs featuring your own private well for true convenience & independence. Built in 2016, this charming 789 sq ft cabin offers 3 bedrooms & a warm, inviting feel the moment you step inside all on 0.17 acres. Cozy up by the wood stove or enjoy modern comforts like ondemand hot water, washer/dryer, & a propane wall furnace. A classic clawfoot tub adds a touch of vintage charm. Step outside to expansive covered & open decks, perfect for morning tea & coffee, BBQs, & peaceful evenings surrounded by nature. Features include: private well, 1000 gal septic, serviced propane, fenced garden area, double decker storage, firewood shelter, RV parking & ample space. Enjoy community perks like pond, clubhouse, disc golf & off leash area. All just 10 minutes to Sundre. Condo fees only \$610/year. Self sufficient living meets woodland serenity.