



37, 32351 Range Road 55
Rural Mountain View County, Alberta

MLS # A2314733



\$217,900

Division:	Coyote Creek		
Type:	Residential/Other		
Style:	Park Model		
Size:	546 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Gazebo, Lawn, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,650
Basement:	-	LLD:	20-32-5-W5
Exterior:	Vinyl Siding	Zoning:	P-PCR
Foundation:	None	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Smoking Home		

Inclusions: refrigerator, stove, microwave/hood fan, 2 sheds, gazebo, patio furniture not under gazebo, kitchen table and chairs, living room furniture, bedroom furniture, ac unit as is, waterstorage tank, electric fire place in gazebo, lights in gazebo, minifridge in shed, water cooler in shed, new water pump

Discover affordable, low-maintenance living at Coyote Creek Golf & RV Resort, located near the picturesque town of Sundre. This charming park model offers the perfect opportunity to enjoy a relaxing recreational lifestyle without the upkeep and expense of traditional vacation properties. Designed for comfort and simplicity, this well-maintained unit features 1 spacious bedroom and an exceptionally large bathroom complete with a dual vanity and oversized walk-in shower — creating a bright, functional space that feels both comfortable and luxurious. Whether you are looking for a peaceful weekend retreat, a seasonal escape, or year round living this property is ideal for those wanting to slow down and enjoy life. Spend your days golfing, exploring nearby trails and rivers, entertaining friends, or simply relaxing on your own private getaway. An added bonus — this unit has the potential to be converted into a 4-season property with the addition of an insulated water shed for the water tank (tank and pump included), offering flexibility and extended enjoyment throughout the year. Low maintenance, affordable, and move-in ready, this property is perfect for retirees, couples, outdoor enthusiasts, or anyone dreaming of a simpler, more relaxing lifestyle in one of Central Alberta's most sought-after recreational communities. Your affordable getaway at Coyote Creek awaits.