

# \$189,000 - 2 Timber Drive, Rural Mountain View County

MLS® #A2213354

**\$189,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

Tall Timber, Rural Mountain View County,  
Alberta

The Art of Glamping! Premium Lot! Beautiful Park Model, Endless Amenities! Welcome to one of the most sought-after recreational properties in Tall Timber Leisure Park—a vibrant, amenity-rich gated three season community nestled along the Red Deer River and right next to the charming Town of Sundre. Just minutes from the Sundre Golf Course and with three more courses nearby, this is the ideal getaway for anyone who loves the outdoors, golf, or simply relaxing in comfort.

This immaculately maintained 2007 park model offers the perfect blend of luxury and leisure. Warm wood tones flow throughout the unit, creating a cozy and inviting space. The private rear bedroom is thoughtfully tucked away from neighbors and features dual closets, a built-in dresser, and overhead storage. The second bedroom features two double bunks and combined with the Arizona room means you have room for lots of family and friends. A four-piece bathroom with a natural skylight adds a touch of spa-like comfort, while the full-size furnace ensures warmth year-round.

At the heart of the home lies a beautifully designed U-shaped kitchen with plenty of cabinetry, a built-in microwave, propane stove, dishwasher, and a full-sized fridge—ideal for preparing everything from morning coffee to full meals. The kitchen opens seamlessly into a bright, airy living room with transom



windows, natural light pouring in, and a hide-a-bed sofa to accommodate extra guests. Step out the patio doors and step into the three-season Arizona room, where you'll find an abundance of windows and a serene atmosphere perfect for relaxing or entertaining. The hardshell-covered deck provides a tranquil spot to enjoy the sunrise with your morning coffee, while the patio and firepit below offer the ultimate gathering space for evenings under the stars with friends and family!

Situated on one of the largest lots in the park, this property backs onto a peaceful green space, delivering exceptional privacy. There's lots of room for parking, big spaces for the family to spread out, and easy access to all of Tall Timber's impressive amenities—including a heated indoor pool and hot tub, two playgrounds, a baseball diamond, volley ball, basketball and badminton courts, a frisbee golf course and even pickle ball, and of course, the river itself for fishing and exploration.

This is more than just a seasonal retreat—it's a lifestyle. Tailored for those who appreciate comfort, quality, and a prime location, this unit stands out as one of the very best in the park. If you're ready to enjoy the best of Sundre recreation in style, this rare offering is calling your name! Why fight each week for a camping spot when all this is waiting for you!

## Essential Information

MLS® #	A2213354
Price	\$189,000
Bathrooms	0.00
Acres	0.11
Type	Land
Sub-Type	Recreational

Status	Active
--------	--------

## Community Information

Address	2 Timber Drive
Subdivision	Tall Timber
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

## Amenities

Amenities	Clubhouse, Indoor Pool, Park, Spa/Hot Tub, Visitor Parking, Coin Laundry, Playground
Utilities	Electricity Paid For, Propane, See Remarks, Sewer Available, Water Available
Waterfront	River Access

## Exterior

Exterior Features	Balcony, Fire Pit, Lighting, Storage, Awning(s)
Lot Description	Backs on to Park/Green Space, Interior Lot, Landscaped, Low Maintenance Landscape, Near Golf Course, Seasonal Water

## Additional Information

Date Listed	April 19th, 2025
Days on Market	9
Zoning	9 Recreational

## Listing Details

Listing Office	RE/MAX ACA Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.