

# \$160,000 - 117, 200 4 Avenue Sw, Sundre

MLS® #A2219523

**\$160,000**

1 Bedroom, 1.00 Bathroom, 587 sqft

Residential on 0.09 Acres

NONE, Sundre, Alberta

Immaculate RV Retreat in Riverside RV Village â€” Steps from the Red Deer River  
Discover this beautifully maintained 1999 38â€™™ Newmar Kountry Aire 5th Wheel RV, known for its high-end craftsmanship and luxury finishings. The spacious interior boasts cherry wood cabinetry, a kitchen island, dual furnaces for added comfort, and sleeping accommodations for up to six guestsâ€”all in pristine condition.

Enhancing the living space is a stunning 23â€™™ x 11.5â€™™ custom-built pine-lined addition. This cozy extension is heated by an efficient wood-burning stove and comes fully furnished. Step out the back to a covered BBQ porchâ€”perfect for relaxing and entertaining. New shingles on addition in 2022.

Outdoor Features Include:

â€¢ 8â€™™ x 10â€™™ powered workshop

â€¢ Covered firewood storage

â€¢ Landscaped yard with fire pit

â€¢ Low-maintenance design

Located in the sought-after Riverside RV

Village, this gated community offers

year-round access and amenities such as:

â€¢ On-site maintenance and security

â€¢ Clubhouse and community events

â€¢ Washroom, shower, and laundry facilities (year-round)

â€¢ Seasonal water and sewer hookups to your RV

Explore the best of Sundre and the West Country:

â€¢ Steps to the Red Deer Riverâ€”ideal for



fishing, kayaking, floating, and riverside strolls  
â€¢ Access to walking, cycling, and  
cross-country ski trails  
â€¢ Premier golf courses nearby  
â€¢ A vibrant local scene with artisan markets,  
live music, rodeos, shops, and restaurants  
What makes this site truly special is its  
proximity to the pristine Red Deer River just  
out the doorâ€”with no neighbor to the east,  
offering added privacy and peace.  
This turn-key property is your gateway to  
nature, community, and relaxation.

Built in 1999

### Essential Information

MLS® #	A2219523
Price	\$160,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	587
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### Community Information

Address	117, 200 4 Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Amenities	Clubhouse, Coin Laundry, Park, Picnic Area, Playground
Parking Spaces	3
Parking	Parking Pad, RV Access/Parking
Is Waterfront	Yes
Waterfront	River Access

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Natural Woodwork
Appliances	Built-In Gas Range, Dishwasher, Gas Water Heater, Microwave, Window Coverings
Heating	Fireplace(s), Forced Air, Propane, Wood
Cooling	Rooftop
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Kitchen, Propane, Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Fire Pit, RV Hookup, Storage
Lot Description	Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot, Seasonal Water, Waterfront
Roof	Asphalt
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	May 16th, 2025
Days on Market	35
Zoning	SR (Seasonal Recreational

## Listing Details

Listing Office	Coldwell Banker Vision Realty
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