

\$299,900 - 7, 5227 Township Road 320, Rural Mountain View County

MLS® #A2227665

\$299,900

1 Bedroom, 1.00 Bathroom, 483 sqft
Residential on 0.16 Acres

Bergen Springs, Rural Mountain View County,
Alberta

****Price adjustment July 14**** Welcome to your YEAR ROUND HOME IN THE WOODS! This property has been lovingly cared for by its original owners for nearly 2 decades & now it is time for someone else to love it too! One of the few PARK MODEL HOMES in Bergen Springs Estates, this is a rare find for anyone who is looking for a recreational property or to live full time - the current owners have lived here full time for years. As you enter the HUGE COVERED DECK notice the GAS LINE for your BBQ & also the gas overhead heater (included). The main entrance to the home through the patio door leads you to the generous living room w/corner electric FIREPLACE (installed approximately 2019) as well as windows everywhere (all blinds inc). Soaring trees are your view from this home! The dining/kitchen has room for a good sized table & also has a cute coffee bar area. The OTR MICROWAVE is newer & upgraded and there is also a GAS STOVE & full sized fridge. Down the hall you will find a closet with plumbing to install a washer & dryer if desired. The 3 pc bath has good storage as well. There is also a generous closet next to the bathroom & here you will find your hot water tank. The bedroom has a QUEEN SIZED next to new BED w/drawers built in (all included as well). There is a spot for TV hook up in the bedroom as well as the living room & a TV in



the home is included. Outside find the gazebo to rival all gazebos - room to hook up 4 tvs as well as 4 receivers - over the years there has been known to have been 4 different sports playing at once. There is also a shed, greenhouse & Shelterlogic tent inc. The septic tank is newer and holds 1500 gallons & for the winter months you can fill your 1000 gallon holding tank cistern. Lock and leave year round or stay and live full time. Bergen Springs offers a pond for skating in winter (maintained by community members), kayak or canoe in the summer, playground, COMMUNITY CENTRE, OFF LEASH DOG PARK, well run condo association & so much more. Only 10 minutes to Sundre & all the amenities it has to offer including rec centre & pool. Bergen Springs is a short walk to Fallen Timber Creek (Davidson Park). From May to October enjoy the benefits of being on park water and our condo fees are only \$610 A YEAR!! Snow removal is also included in your fees. Currently the best value in the park!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2227665 |
| Price | \$299,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 483 |
| Acres | 0.16 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Park Model |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 7, 5227 Township Road 320 |
| Subdivision | Bergen Springs |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 1X0 |

Amenities

| | |
|----------------|-----------------------|
| Amenities | Clubhouse |
| Parking Spaces | 2 |
| Parking | Driveway, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s) |
| Appliances | Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Water Heater, See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room, See Remarks |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit |
| Lot Description | Gazebo, Level, Low Maintenance Landscape, See Remarks, Wooded, Corners Marked, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 60 |
| Zoning | 9 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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