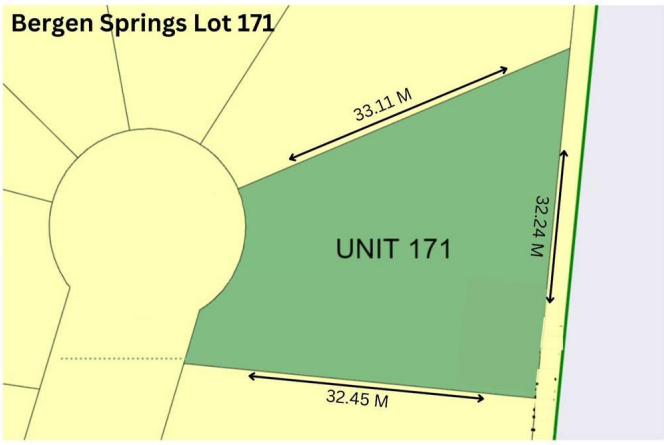
$88,000 - 171, 5227 Township Road 320, Rural Mountain View County

MLS® #A2245994

$88,000
0 Bedroom, 0.00 Bathroom,
Land on 0.18 Acres



Bergen Springs, Rural Mountain View County, Alberta

Stop booking campsites months in advance, and secure your own site all year round. Nestled in the serene landscapes just south of Sundre and a short hour's drive from Calgary, Bergen Springs Estates presents an idyllic rural haven with breathtaking mountain vistas. Comprising 178 lots, this community boasts a harmonious blend of natural tranquility and modern convenience. Lot 171, a charming pie-shaped haven adorned with mature trees, remains untouched and offers an ideal setting for RV enthusiasts or those envisioning their bespoke cabin retreat. Water and Electricity (100 AMP) are at the property lot line, as well as treated water (May-Oct); some lots have cisterns for year-round water, and natural gas is also available, with septic upon approval. Low annual condo fees of $560 include snow removal, seasonal water, landscaping, and maintenance of the common areas, including the clubhouse. Residents relish in a suite of amenities including walking trails, a serene pond, a children's park, community garden, and a community center, complemented by seasonal delights like pondside ice skating during winter months and fishing in summer. Engage in an array of communal events while reveling in the beauty of nature, with opportunities for kayaking, snowshoeing, and fly fishing along the nearby Fallen Timber river. Three golf courses are nearby, and great river

rafting is available at the Red Deer River. A quick drive to the conveniences of Sundre, Bergen Springs Estates beckons as an enticing prospect for those seeking a harmonious blend of rural charm and modern comfort.

Essential Information

MLS® #	A2245994
Price	$88,000
Bathrooms	0.00
Acres	0.18
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	171, 5227 Township Road 320
Subdivision	Bergen Springs
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Amenities	Picnic Area, Playground, Community Gardens, Gazebo
Utilities	Electricity at Lot Line

Exterior

Lot Description	Treed, Brush, Pie Shaped Lot

Additional Information

Date Listed	August 5th, 2025
Days on Market	2
Zoning	9

Listing Details

Listing Office	Keller Williams BOLD Realty

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