

7, 5227 Township Road 320  
Rural Mountain View County, Alberta

MLS # A2285336



**\$244,900**

<b>Division:</b>	Bergen Springs		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	483 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corners Marked, Gazebo, Level, Low Maintenance Landscape, Many Trees, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	None	<b>LLD:</b>	34-31-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	9
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Blinds, Shed, Shelter Logic Tent, Gazebo/Tent, Couch & Bed

\*\*\*OPEN HOUSE SAT FEB 14\*\*\* Come and join me for an open house on Valentine's Day! 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. 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). Also note the fresh paint & new, modern lighting. 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. Outside find the gazebo to rival all gazebos - tonnes of room to host huge fires & get together. There is also a shed & 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!