

# **\$97,500 - 31, 5227 Township Road 320, Rural Mountain View County**

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MLS® #A2213569

**\$97,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.16 Acres

Bergen Springs, Rural Mountain View County,  
Alberta

Welcome home to Bergen!! This property is the perfect escape for anyone who wants privacy, quiet & a wonderful community feel. Bring your holiday trailer and set it up permanently - no more finding a campground, setting up and taking down! Lock and leave year round. Bergen Springs offers a pond for skating in winter (maintained by community members), kayak or canoe in the summer, playground, COMMUNITY CENTRE, 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. Lot 31 comes with a ShelterLogic tent as well as a movable deck to complement your outdoor space. There is also a 1000 gallon septic tank (services provided by local septic companies to pump it out for a fee) as well as natural gas to the property line (could be brought into the lot by the new owners if desired). Surrounded by soaring trees & wildlife, this is a welcome retreat for today's hectic world. Come & see what we have to offer at your new home away from home.



## Essential Information

MLS® #	A2213569
Price	\$97,500
Bathrooms	0.00
Acres	0.16
Type	Land
Sub-Type	Recreational
Status	Active

## Community Information

Address	31, 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, Playground
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## Additional Information

Date Listed	April 21st, 2025
Days on Market	11
Zoning	9

## Listing Details

Listing Office	Century 21 Masters
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