\$259,900 - 7, 5227 Township Road 320, Rural Mountain View County

MLS® #A2227665

\$259,900

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

Bergen Springs, Rural Mountain View County, Alberta

Large price adjustment October 7th 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 \$259,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 483

Acres 0.16

Year Built 2004

Type Residential Sub-Type Detached

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 Electric Water Heater, Gas Range, Microwave Hood Fan, Refrigerator,

See Remarks, Window Coverings

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 Corners Marked, Gazebo, Low Maintenance Landscape, Level, Many

Trees, See Remarks, Wooded

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

Additional Information

Date Listed June 4th, 2025

Days on Market 148 Zoning 9

Listing Details

Listing Office Century 21 Masters

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services
provided by real estate professionals who are members of CREA. Used under license.