

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

---

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
-----------	-----------------------

## Additional Information

Date Listed	April 21st, 2025
Days on Market	4
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.