

## 88 Coyote Creek Rural Mountain View County, Alberta

MLS # A2228929



# \$94,900

**Division:** Coyote Creek

**Lot Size:** 0.07 Acre

**Lot Feat:** Front Yard, Landscaped, Lawn, Near Golf Course

**By Town:** Sundre

**LLD:** 20-32-5-W5

**Zoning:** 9

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

Nestled in one of the most coveted spots at Coyote Creek, this meticulously landscaped lot is the perfect place to unwind and enjoy the beauty of nature &ndash; with no neighbors behind! The large 12 X 24 deck is a standout feature, offering fresh new railings and secure gates, making it ideal for keeping your little ones or furry friends safe while you relax and enjoy the peaceful surroundings. Recently sanded , waterproofed and with new stairs, the deck is ready for countless summer memories. The lot is thoughtfully maintained with beautiful landscaping and fresh limestone rock on the parking pad, giving it a clean, polished look. Plus, a handy 8X10 shed, re-shingled just last year, provides ample storage for all your belongings, making it easy to keep everything organized and out of sight. Included on the property is a satellite dish, so you can stay connected, and all you need to do is pull in your trailer, hook up, and start enjoying life at Coyote Creek! Located just outside Sundre, this lot offers easy access to hiking trails, the scenic Red Deer River, and, of course, nearby golf courses, making it the perfect retreat for outdoor lovers. Start your next adventure here!