

\$135,000 - 4, 32380 Range Road 55, Rural Mountain View County

MLS® #A2160222

\$135,000

0 Bedroom, 0.00 Bathroom,
Land on 0.23 Acres

NONE, Rural Mountain View County, Alberta

Discover Your Own Piece of Natureâ€™s Paradise at Site #4 in Arowen Campground. If youâ€™ve been dreaming of a permanent campsite where you can immerse yourself in nature, just minutes from Sundre & a little over an hour from Calgary, Site #4 at Arowen Campground is the perfect retreat. This move-in-ready setup is ideal for weekend getaways or extended stays, offering the perfect combination of comfort & natural beauty.

This site features a 1994 Sierra Cobra RV under a sturdy RV shelter, along with a large, covered deck & low-maintenance landscaping, making it a serene & easy-to-manage escape. The property also provides ample space for additional RVs, making it a great spot for hosting family & friends.

In addition to the RV, Site #4 comes with a tool shed, firewood shelter, & a variety of extras, including a fire pit with an abundant supply of firewood, a propane pig, a golf cart/UTV parking a septic system, year-round electricity, & seasonal water access. Upgrades include new toilet, hot water tank, refrigerator & new flooring. Everything you need is already in place, allowing you to start enjoying your new campsite immediately.

Arowen Campground is a unique, secluded, corporate-owned property where 29 shareholders share over 159 acres of pristine land along the Red Deer River. Each



shareholder is assigned a spacious ~10,000 sq ft campsite, offering four-season access to an array of recreational activities. Whether you enjoy trekking, fishing, hunting, kayaking, snowmobiling, cross-country skiing, or simply relaxing in the beauty of nature, this location has something for everyone.

As the new owner, you will buy in with one of 29 Class A shares in Arowen Campgrounds Ltd., priced at \$6,000 per share (not included in the purchase price). An annual fee of \$750 covers common area maintenance & contributes to a reserve fund. Each site offers access to seasonal water, a year-round working common well, individual septic systems, & power meters. The gated community ensures year-round access & security.

Come explore Site #4 at Arowen Campground & discover a hidden gem where you can experience the best of nature all year long.

Essential Information

MLS® #	A2160222
Price	\$135,000
Bathrooms	0.00
Acres	0.23
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	4, 32380 Range Road 55
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Amenities	Clubhouse, Parking, RV/Boat Storage, Snow Removal
Waterfront	River Access

Exterior

Exterior Features	Fire Pit, RV Hookup, BBQ gas line
Lot Description	Low Maintenance Landscape, Seasonal Water, Level, Near Golf Course, Private, Wooded, No Neighbours Behind

Additional Information

Date Listed	August 23rd, 2024
Days on Market	249
Zoning	1 - P-PR
HOA Fees	750
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Vision Realty
----------------	-------------------------------

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.